



Welwyn Close
Davyhulme
M41 7WE

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

57 Welwyn Close
Davyhulme
M41 7WE



TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator.

Lounge

With a double glazed window to the front elevation. Radiator. Gas fire set within a feature fireplace with tiled hearth.

Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Radiator. Laminate flooring. Double glazed window and exit door to the rear elevation. Plumbing for a washer. Tiled splashbacks.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With the double glazed window to the front elevation. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator. Wall mounted Worcester gas central heating boiler.

Bedroom (3)

With a double glazed windows the front elevation. Radiator.

Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled areas. A 'Triton' electric shower is installed over the bath with an anti-splash screen fitted. Radiator. Double glazed window to the rear.

Outside

Off-road parking facility to the front with wrought iron gates and lawned area. To the rear is a large enclosed garden with detached garage and lawn and paved patio areas.

£250,000

NO ONGOING VENDOR CHAIN A three bedroom quasi semi-detached property (End in a block of four). Offering great potential to those purchasers looking to put their own stamp on a property. Ideal first time buy or buy-to-let investment. Approx 610 sq ft plus detached garage. Excellent off road parking facility to the front. Good sized enclosed rear garden with detached garage. Offering potential to extend (subject to any necessary planning consents required). Situated in a popular and convenient location within easy reach of transport links including Metrolink and Motorway Network, shops, amenities including Trafford Centre and well positioned for local school options. Must be viewed to be appreciated. Freehold. Virtual Tour Available.



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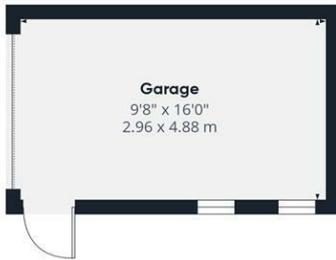
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Ground Floor Building 1



Floor 1 Building 1



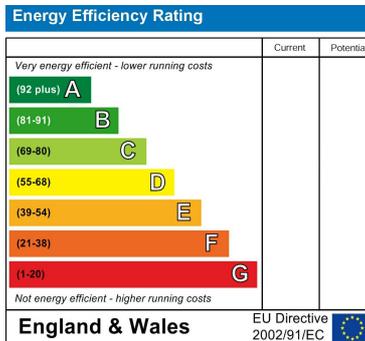
Ground Floor Building 2

Approximate total area⁽¹⁾
766 ft²
71.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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