



Chislehurst Avenue
Davyhulme
M41 0SG

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

3 Chislehurst Avenue
Davyhulme
Trafford
M41 0SG



£375,000

NO ONGOING VENDOR CHAIN A corner positioned link detached property built 1988. Offering spacious accommodation of approx 961 sq ft. Scope for purchasers to personalise to their own requirements. Two separate reception rooms. Attached garage offering scope for conversion (subject to any necessary consents required). Three well proportioned bedrooms. Excellent off road parking to the front and enclosed rear garden. Situated within walking distance of the facilities available within Urmston Town Centre, Davyhulme Park and Golden Hill Park a short stroll away. Within catchment for Ofsted Rated Outstanding Davyhulme Primary School. Great access to transport links. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Door off to:

Downstairs WC

With a low-level WC and wall hung wash hand basin. Double glazed window to the side elevation.

Lounge

With a double glazed window to the front elevation. Radiator. Fitted gas fire with feature surround. Door off to:

Dining Room

With double glazed window to the rear.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Radiator. Tiled flooring and splashbacks. John Lewis cooker with extractor canopy. Double glazed window to the rear. Plumbing for a washer. Radiator. Door off to:

Rear Porch

With exit door to the garden and also into:

Garage

Offering potential for conversion (subject to any necessary consents) with an up and over door with power and light laid on. Wall mounted 'Worcester' combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side on the stairs. Linen/airing cupboard off.

Bedroom (1)

With a double glazed window to the front elevation. Radiator

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the front elevation

Bathroom

With a suite comprising panelled bath, low-level WC and pedestal wash hand basin. Mira electric shower over the bath with a rail and curtain fitted. Double glazed window to the rear.

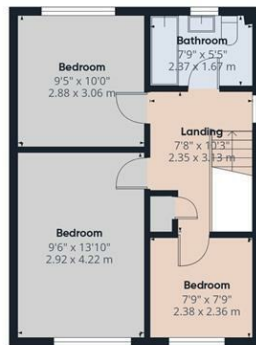
Outside

To the front of the property is an off road parking facility with lawn area. To the rear is an enclosed garden with paved patio and lawn areas. Timber storage shed.





Ground Floor



Floor 1



Approximate total area¹⁾
 961 ft²
 89.3 m²

Reduced headroom
 13 ft²
 1.2 m²

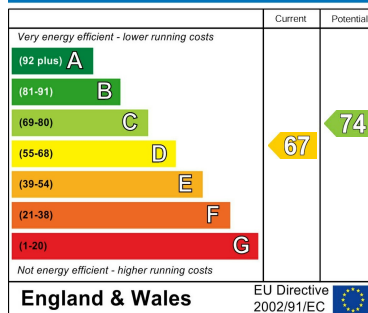
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating



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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