



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



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Furness Road  
Davyhulme  
M41 0UQ

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10 Furness Road  
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Trafford  
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## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator with a decorative cover. Contemporary wall panelling. Door off to:

### Downstairs WC

With a low level WC and wash hand basin. Tiled areas. Extractor fan.

### Utility Room

With working surface incorporating a single drainer stainless steel sink unit. Wall cupboard units. Plumbing for a washer. Double glazed exit door to the side elevation.

### Lounge

With a double glazed bay window to the front elevation. Radiator. Laminate flooring.

### Open Plan Kitchen/Living/Dining Room

A quite superb extension completed by our client in 2018. In the living section is a wood burner inset within a feature recess within the chimney breast with wooden mantel. The kitchen area is well fitted with a range of base and wall cupboard units and granite working surfaces incorporating a single drainer inset sink unit. Island unit with Neff induction hob with inset extractor. Built in oven. Integrated appliances include wine fridge and dishwasher. Space for an American Style fridge/freezer. Vertical radiator and underfloor heating. This room is flooded with natural light with double glazed window corner window to the side and rear, 3m bi-fold doors that lead out to the rear decking. In addition there are two 2x1m fibreglass skylights. Spotlighting.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side. Loft access point.

### Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes with sliding doors.

### Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Range of fitted wardrobes.

### Bedroom (3)

With a double glazed window to the front elevation. Radiator. Built in storage.

### Bathroom

A beautifully appointed bathroom with curved bath, low level WC and wall hung Vanity wash hand basin with storage below. Walk-in shower enclosure. Brushed brass fittings. Double glazed windows to the side and rear. Extractor fan. Spotlighting. Underfloor heating.

### Outside

To the front of the property is an off road parking facility on a brick block paved driveway. To the rear and side is a most impressive enclosed garden with artificial grass, raised composite decking and raised concrete. Additional off road parking off Kirkstall Road.

### Garden Room

A recently completed garden room/studio suitable for a variety of uses with power and light laid on.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 995 years from 08/09/1951, subject to an annual ground rent of £6.50.

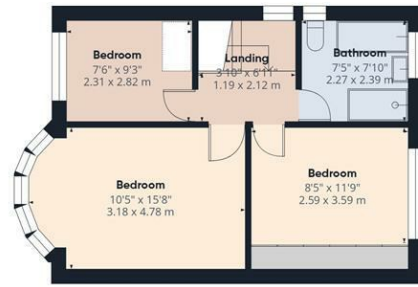
## Offers Over £450,000

\*A CORNER POSITIONED POST-WAR BUILT EXTENDED SEMI-DETACHED PROPERTY\*  
Offering superb accommodation of approx 1262 sq ft. Excellent standard of presentation throughout. Full-width rear extension providing an open plan kitchen/dining/family room. Separate lounge, downstairs WC and utility room. Beautifully appointed bathroom with underfloor heating. High quality fixtures and fittings throughout. Three double bedrooms with fitted furniture. Delightful enclosed rear and side garden with garden room/studio, artificial grass and composite decking areas. Situated within walking distance of Urmston Town Centre and within catchment for Ofsted rated Outstanding Davyhulme Primary School. Easy access to transport links. Must be viewed to be appreciated. Virtual Tour Available.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>1)</sup>  
 1262 ft<sup>2</sup>  
 117.3 m<sup>2</sup>  
 Reduced headroom  
 3 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

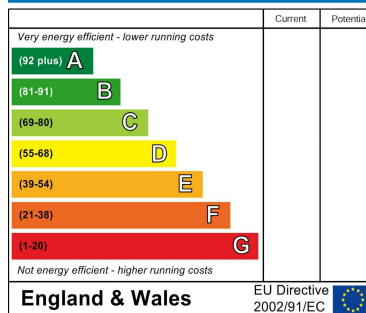
(1) Excluding balconies and terraces

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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

**CONTACT**

3 Flixton Road  
 Urmston  
 Trafford  
 M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

