Westminster Road

Davyhulme

M41 0RN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

23 Westminster Road
Davyhulme
Trafford
M41 0RN

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£450,000

A WELL PRESENTED FOUR/FIVE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN POPULAR AND SOUGHT AFTER LOCATION Well presented throughout. Offering spacious family accommodation of approx 1273 sq ft. Through lounge/sitting room. 'L' shaped kitchen/diner. Useful ground floor WC and integral garage. Fitted furniture to all bedrooms. Large enclosed rear garden. Off road parking to the front. Positioned within catchment for Ofsted rated outstanding Davyhulme Primary School. Easy access to local transport links. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. Radiator. Door off to:

Downstairs WC
With a low level WC and wall hung corner wash hand basin. Tiled areas.

Through Lounge/Sitting Room
With a double glazed bay window to the front elevation and double glazed sliding patio doors to the rear leading out to the rear patio and garden beyond. Two radiators. Coal effect gas fire set within a feature recess within the chimney breast.

Kitchen/Diner
'L' shaped with an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas hob with Neff extractor above. Built in oven. Undercounter lighting. Plumbing for a washer. Tiled splashbacks. Two double glazed windows to two elevations in the kitchen section. In the dining area is a exit door to the rear patio. Wall mounted 'Worcester' combination gas central heating boiler. Door off to:

Garage
With an up and over door with power and light laid on.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes.

Bedroom (2)
With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Bedroom (3)
With a double glazed window to the rear elevation. Radiator. Fitted wardrobe.

Bedroom (4)
With a double glazed window to the front elevation. Radiator. Fitted wardobres. Accessed from bedroom (3)

Bedroom (5)
With a double glazed window to the front. Radiator. Fitted wardrobes.

Bathroom
With a suite comprising corner panelled bath, Vanity wash hand basin with storage below and low level WC. Chrome ladder radiator. Double glazed window to the rear. Electric shower installed over the bath with a rail and curtain fitted. Spotlighting. Extractor fan. Tiled areas.

Outside
To the front is an off road parking facility on a block paved driveway leading to the integral garage. To the rear is a large enclosed garden with paved patio and lawned sections.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 995 years from 19/02/1935, subject to an annual ground rent of £5.

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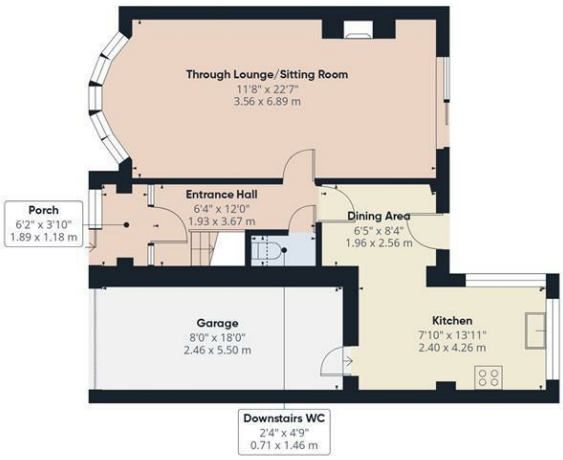
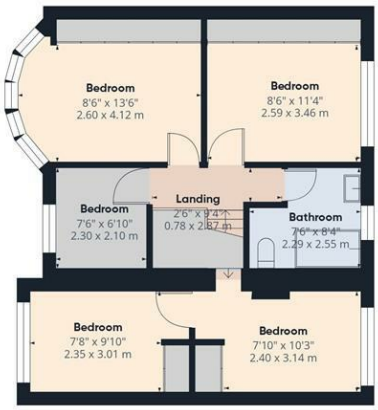


Ground Floor



Floor 1

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Approximate total area(1)

1273 ft²

118.3 m²

Reduced headroom

2 ft²

0.2 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.

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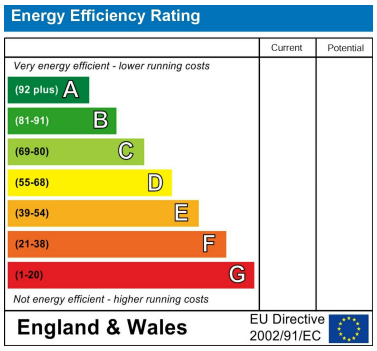

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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.

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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

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