



Conway Road
Davyhulme
M41 0TL

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

2 Conway Road
Davyhulme
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Offers Over £560,000

OCCUPYING A GENEROUS PLOT AT THE HEAD OF A QUIET CUL-DE-SAC LOCATION A spacious significantly extended double fronted four bedroom/two bathroom detached property. Superb family accommodation of approx 1637 sq ft. Extensive ground floor accommodation of over 1000 sq ft with multiple reception rooms, downstairs WC, breakfast kitchen and useful utility/side porch. Two well appointed bathrooms. Large rear garden, off road parking facilities and detached garage. Freehold Situated within easy reach of local amenities, shops and easy access to Motorway Network. 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. Laminate flooring. Door off to:

Downstairs WC

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

Sitting Room/Office/Study

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

Dining Room

With a double glazed bay window to the front elevation. Radiator. A coal effect fire is set within a feature fireplace and surround. Archway to:

Lounge

With an 'Inglenook' with double glazed windows to front and rear elevations. Radiator. Gas fire inset within a feature fireplace. Open to:

Sun Room

Built on at the rear of the property with double glazed patio doors leading out to the rear patio and garden beyond. Adjacent double glazed windows to two elevations with two radiators. Timber clad decor.

Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Radiator. Tiled areas. Gas hob with extractor canopy above. Oven and microwave built in. Integrated dishwasher. Open to:

Dining Area

With a double glazed window to the rear and side elevations. Radiator. Cupboard off where the gas central heating boiler is located.

Side Porch/Utility

With working surface, plumbing for a dryer and double glazed units all round with an exit door to the front.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes and dressing table facility.

Bedroom (2)

With a double glazed window to the rear. Radiator. Range of built in wardrobes and dressing table facility.

Bathroom (Shower only at present)

With a large walk-in shower cubicle, low level WC and Vanity wash hand basin. Chrome ladder radiator. Contemporary tiling. Double glazed window to the rear elevation. Extractor fan. Spot lighting.



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Bedroom (3)

With a double glazed bay window to the front elevation. Two radiators.

Bedroom (4)

With a double glazed window to the rear and side elevations. Range of fitted wardrobes.

Shower Room/WC

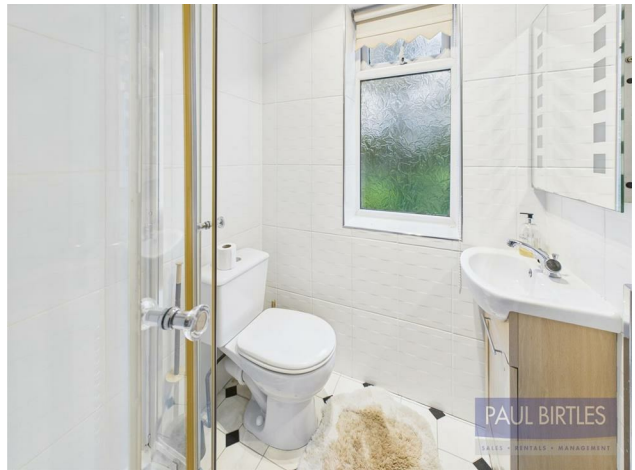
With a walk-in shower enclosure, vanity wash hand basin and low level WC. Chrome ladder radiator. Double glazed window to the side. Fully tiled.



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Outside

To the front and side of the property are excellent off road parking facilities on a block paved driveway. To the rear is a large enclosed rear garden with lawn and Indian stone patio areas. Detached garage with power, light and a electronically operated roller door.



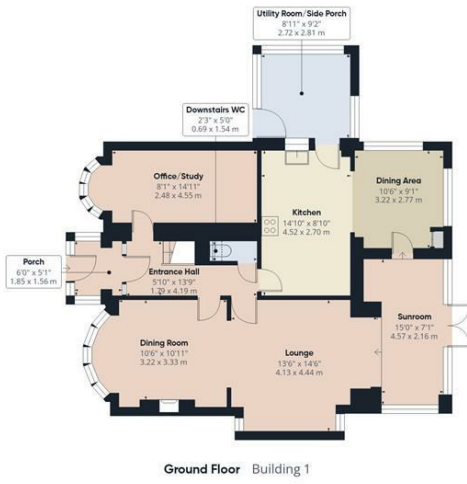


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Approximate total area^m
 1843 ft²
 171.1 m²

Reduced headroom
 2 ft²
 0.2 m²

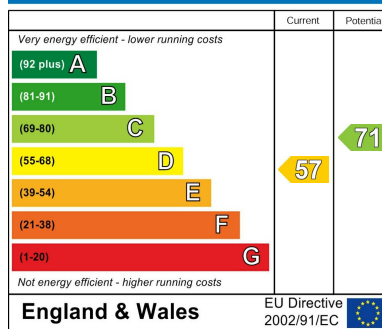
(1) Excluding balconies and terraces.

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.

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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