



Links Rise
Davyhulme
M41 8GB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

23 Links Rise
Davyhulme
Trafford
M41 8GB



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£450,000

A THREE BEDROOM DETACHED PROPERTY BUILT 1972 Offering well presented family accommodation. Lounge open to dining area. Conservatory built on at the rear. Fitted kitchen with some integrated appliances. Situated in a well regarded cul-de-sac location just off Davyhulme Road. Gas central heating system-combination boiler. Good off road parking facilities to the front, attached garage and enclosed rear garden with patio and lawned areas. Useful ground floor WC. Potential to extend and/or scope to convert the garage (Subject to any necessary consents required). No ongoing vendor chain. Must be viewed to be appreciated. Approx 1093 sq ft. Virtual Tour Available. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Double glazed window to the side elevation. Radiator. Sliding door off to:

Downstairs WC

With a low level WC and wash hand basin. Tiled areas. Double glazed window to the side elevation.

Lounge

With a double glazed bay window to the front elevation. Radiator. Electric coal effect fire set within a feature fireplace. Open to:

Dining Area

With double glazed patio doors with adjacent side window out to the rear garden. Radiator. Double glazed sliding door leads into:

Conservatory

Built on at the rear of part brick construction with double glazed units all round. Radiator. Exit door to the rear patio and garden.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl sink unit with mixer tap and waste disposal. Integrated fridge/freezer and washing machine. Built in oven and gas hob with extractor canopy above. Tiled splashbacks. Radiator. Breakfast bar facility. Double glazed window to the rear. Exit door to the side elevation.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side. Linen/airing cupboard. Loft access point.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Built in wardrobe/dressing table facility.

Bedroom (2)

With a double glazed window to the rear. Radiator. Fitted wardrobes and built in wardrobe.

Bedroom (3)

With a double glazed window to the front elevation. Radiator. Built in wardrobe and drawers/desk.

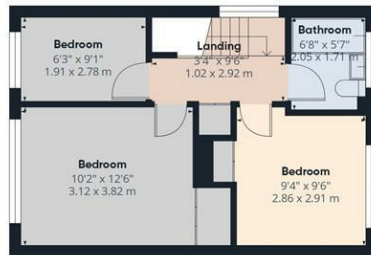
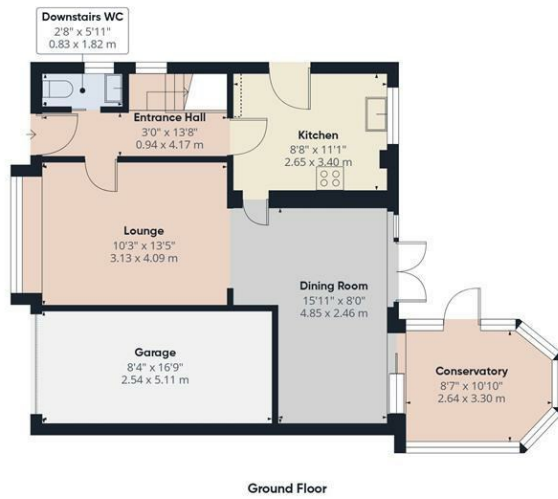
Bathroom

With a three piece white suite comprising tile panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the rear. Chrome ladder radiator. A shower is installed over the bath with an anti splash screen fitted. Spotlighting.

Outside

To the front of the property are excellent off road parking facilities on a brick block paved driveway. To the side of the property is an attached brick garage with an up and over door. The combination gas central heating boiler is located here. The garage offers potential to convert (subject to any necessary consents required). To the rear is an enclosed garden with a westerly aspect.





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Approximate total area⁽¹⁾

1093 ft²
101.6 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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