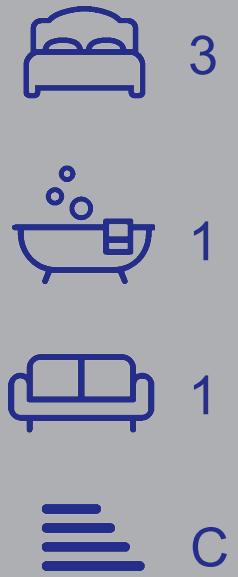




**Davyhulme Road**  
Stretford  
M32 0AR

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

171 Davyhulme Road  
Stretford  
Manchester  
M32 0AR



£295,000

\*NO ONGOING VENDOR CHAIN\* A CORNER POSITIONED THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY. Offering spacious family accommodation of approx 949 sq ft. Through lounge/dining room plus breakfast kitchen. Useful ground floor WC. Well appointed bathroom. Gardens to the front, side and rear with a detached garage. Good off road parking facility. Situated in a popular and convenient location within easy reach of local shops, amenities and ideally positioned for local transport links and access into Trafford Park, Salford Quays, Media City and Manchester City Centre. Must be viewed to be appreciated. Leasehold. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

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

### Downstairs WC

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

### Lounge/Dining Room

With a double glazed window to the front elevation and double glazed sliding doors to the rear that leads out to the rear patio and garden beyond. Laminate flooring. Two radiators. A coal effect gas fire is set within a feature fireplace with tiled hearth.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Gas hob and oven with extractor canopy above. Radiator. Tiled areas. Wall mounted 'Worcester' combination gas central heating boiler. Plumbing for a washer and space for fridge/freezer. Double glazed window to the side and rear and double glazed exit door to the rear.

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes with dressing table facility.

### Bedroom (2)

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

### Bedroom (3)

With a double glazed window to the rear. Radiator.

### Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and walk-in shower enclosure. Spot lighting. Tiled areas. Chrome ladder radiator. Double glazed window to the side elevation.

### Separate WC

With a low level WC. Fully tiled. Double glazed window to the front.

### Outside

The property occupies a corner position with garden areas to the front, side and rear. There is an off road parking facility that also gives access to a DETACHED concrete garage.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 09/06/1980 subject to an annual ground rent of £25.

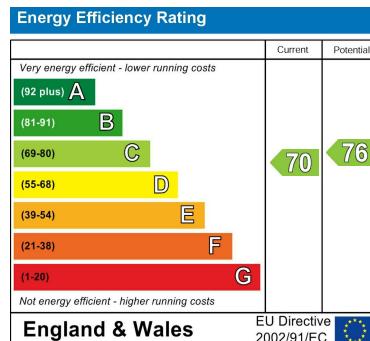


Approximate total area<sup>(1)</sup>952 ft<sup>2</sup>88.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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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