



Skype Road
Davyhulme
M41 7EX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

21 Skye Road
Davyhulme
Trafford
M41 7EX



Offers Over £300,000

A CORNER POSITIONED EXTENDED SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND CONVENIENT LOCATION Lounge, dining room and kitchen plus ground floor extension providing an additional reception room that could be utilised as a study/play room/office or ground floor bedroom. Scope for buyers to personalise to their own requirements. Approx 1038 sq ft. Off road parking to the front and rear with a detached garage. Good sized enclosed rear garden. Within easy reach of local amenities, access to Motorway Network and transport links. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Built on at the front of the property of part brick construction.

Lounge

With stairs off to the first floor of rooms. Radiator. Coal effect gas fire. Open to:

Dining Room

With double glazed sliding patio doors and additional double glazed window to the rear. Radiator. Understairs storage and additional cloaks storage off.

Kitchen

With a range of base wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Gas hob with extractor canopy. Built-in oven and grill. Tiled splashbacks. Radiator. Plumbing for a washer. Wall mounted 'Worcester' combination gas central heating boiler.

Sitting Room/Office/Play Room/Ground Floor Bedroom

With a double glazed window to the front elevation. Wall light points. Radiator. This room is suitable for a variety of uses.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

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

Bedroom (2)

With a double glazed window window to the rear. Radiator.

Bedroom (3)

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

Shower Room/WC

With a walk-in shower enclosure, pedestal wash hand basin and low-level WC. Tiled areas. Double glazed window to the rear. Radiator.

Outside

To the front is an off-road parking facility with well established garden and borders. To the rear is an enclosed garden, mainly laid to lawn. A rear access gate leads to an off road parking facility accessed from Coll Drive and a detached garage with an up and over door with power and light laid on.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1038 ft²
96.4 m²

(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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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