



Coll Drive
Davyhulme
M41 7FX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

12 Coll Drive
Davyhulme
Manchester
M41 7FX



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£300,000

NO ONGOING VENDOR CHAIN A three bedroom semi-detached property benefiting from an good sized rear garden with a southerly aspect. Approx 742 sq ft. Situated in a popular cul-de-sac location within easy reach of local amenities, Trafford Retail Park, Trafford Centre and access to transport links including Metrolink and Motorway network. Suitable for a variety of purchasers. Lounge/dining room plus kitchen. At first floor level are three well proportioned bedrooms and a well appointed bathroom. A shared driveway to the side leads to a detached storage garage to the rear. Freehold subject to £15 per annum rentcharge. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Lounge

With a double glazed window to the front elevation and entrance door with adjacent window. Radiator with a decorative cover. Stairs off to the first floor rooms. A coal effect fire is set within a feature fireplace. Archway to:

Dining Room

With a double glazed sliding patio door to the rear. Radiator with a decorative cover.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Electric hob with extractor above. Built in oven. Laminate flooring. Radiator. Metro tiled splashbacks. Plumbing for a washer and dishwasher. Double glazed window to the side and exit door to the rear with adjacent window.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

With a double glazed window to the front. Radiator. Range of built in wardrobes with mirror fronted sliding doors.

Bedroom (2)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Bedroom (3)

With a double glazed window to the front. Radiator.

Bathroom

With a white suite comprising 'P' shaped bath, pedestal wash hand basin and low level WC. A shower is installed over the bath with an anti splash screen fitted. Double glazed window to the rear.

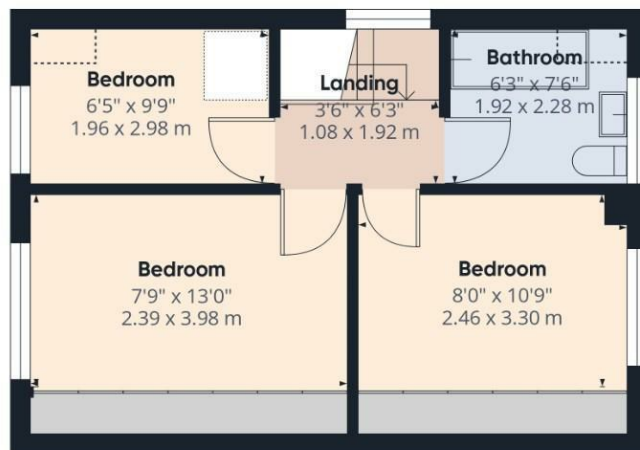
Outside

To the front of the property is a lawned garden area and shared driveway at the side leading to a detached concrete sectional storage garage. The rear garden is fully enclosed and benefits from a southerly rear aspect.

Agents Note

Kitchen and bathroom images have been digitally altered to remove contents.





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Approximate total area⁽¹⁾

742 ft²
69 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces

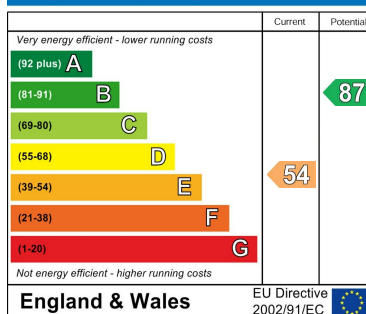
Reduced headroom

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



England & Wales

EU Directive
2002/91/EC



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