



Benbecula Way  
Davyhulme  
M41 7FR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



41 Benbecula Way  
Davyhulme  
M41 7FR



3



1



1



£300,000

**\*EXCELLENT STANDARD OF PRESENTATION\*** A quite superb three bedroom semi-detached property with a large enclosed rear garden. Ideal first time buy. Lounge with Worcester wood burner. Kitchen/diner with some integrated appliances. Beautifully appointed bathroom. Approx 748 sq ft. Rear garden with artificial grass. Occupying a popular and convenient location within easy reach of amenities, Trafford Centre etc. Easy access to Motorway Network and within walking distance of Metrolink. Freehold subject to rentcharge. Virtual Tour Available. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

### Porch

To:

### Lounge

With stairs off to the first floor rooms. Radiator. Worcester burner inset within a feature recess in the chimney breast with wooden mantel and tiled hearth. Understairs storage off.

### Kitchen/Diner

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap. Integrated dishwasher and washing machine. Smeg five ring gas hob with extractor canopy above. Built in Smeg oven and integrated microwave. Two designer ladder radiators. Spotlighting and undercounter lighting. Double glazed window to the rear and double glazed patio doors with adjacent side windows lead out to the rear patio and garden beyond. American style fridge/freezer to remain.

## TO THE FIRST FLOOR

### Landing

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

### Bedroom (1)

With a double glazed window to the front elevation. Radiator. Excellent range of fitted wardrobes.

### Bedroom (2)

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

### Bedroom (3)

With a double glazed window to the front. Radiator.

### Bathroom

A beautifully appointed bathroom with suite comprising 'P' shaped bath, Vanity wash hand basin with storage below and low level WC. Vertical radiator. Contemporary tiling. Double glazed window to the rear. Spotlighting. Extractor fan.

### Outside

To the front is a shared driveway with number 39. To the rear is a large, enclosed garden with artificial grass and decorative stone areas with well stocked borders and rear area which has been used as a vegetable patch. There is a detached storage facility.

### Additional Information

The tenure of the property is FREEHOLD subject to an annual rentcharge of £15.



**Porch**  
2'1" x 6'1"  
0.65 x 1.87 m

**Lounge**  
12'10" x 16'8"  
3.92 x 5.09 m

**Kitchen/Diner**  
10'8" x 16'3"  
3.26 x 4.96 m

Ground Floor

**Bedroom**  
9'8" x 6'4"  
2.95 x 1.94 m

**Landing**  
6'3" x 3'4"  
1.92 x 1.03 m

**Bathroom**  
7'2" x 6'3"  
2.20 x 1.91 m

**Bedroom**  
12'8" x 9'10"  
3.88 x 3.00 m

**Bedroom**  
10'8" x 9'10"  
3.26 x 3.00 m

Floor 1

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

Approximate total area<sup>(1)</sup>

748 ft<sup>2</sup>  
69.5 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

#### CONTACT

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT