



Rossett Drive  
Davyhulme  
M41 8DY

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

68 Rossett Drive  
Davyhulme  
Trafford  
M41 8DY



£250,000

\*A TWO BEDROOM SEMI-DETACHED PROPERTY. Lounge plus kitchen/diner. Two double bedrooms plus bathroom. Off road parking to the front and enclosed rear garden. Scope for buyers to modernise and personalise to their own requirements. Situated in a peaceful cul-de-sac location within easy reach of local amenities, transport links etc. Must be viewed to be appreciated. Approx 572 sq ft. Freehold.

## TO THE GROUND FLOOR

### Porch

To:

### Lounge

With a double glazed window to the front elevation. Radiator. Laminate flooring. Electric fire set within a feature fireplace. Stairs lead off to the first floor rooms.

### Kitchen/Diner

With a range of base units and working surface incorporating a single drainer stainless steel sink unit. Freestanding cooker. Plumbing for a washer. Radiator. Wall mounted 'Worcester' central heating boiler. Double glazed window and patio doors out to the rear garden.

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

With a double glazed window to the front elevation. Radiator. Storage cupboard off and fitted wardrobe.

### Bedroom (2)

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

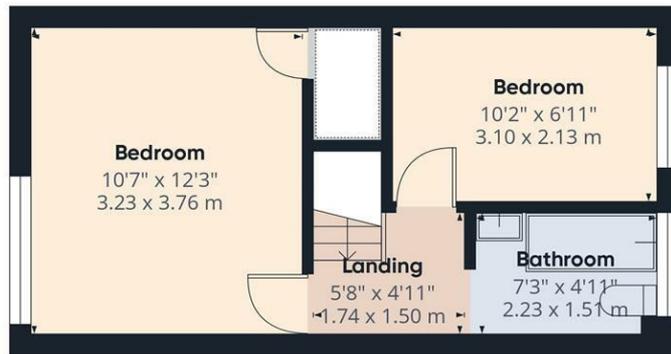
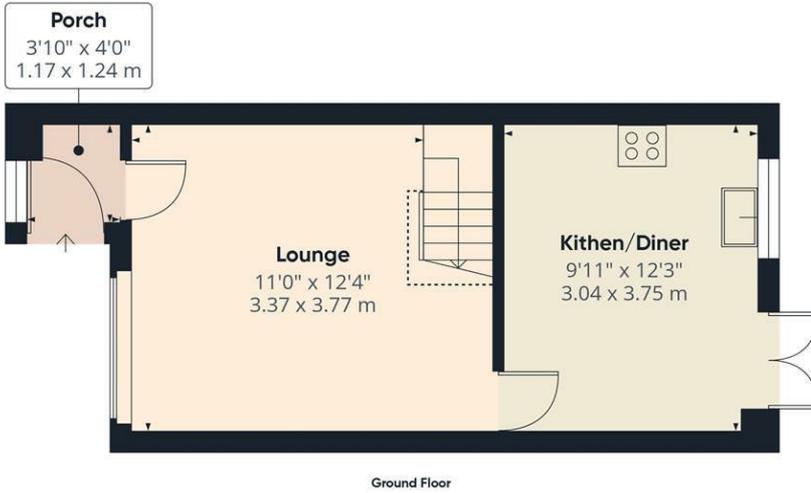
### Bathroom

With a white suite comprising panelled bath, vanity wash hand basin and low level WC. Double glazed window to the rear. Chrome ladder radiator. Triton electric shower.

### Outside

To the front elevation is an off road parking facility. To the rear is an enclosed garden, mainly paved for ease of management.





**Approximate total area<sup>(1)</sup>**  
 572 ft<sup>2</sup>  
 53.1 m<sup>2</sup>

**Reduced headroom**  
 11 ft<sup>2</sup>  
 1 m<sup>2</sup>

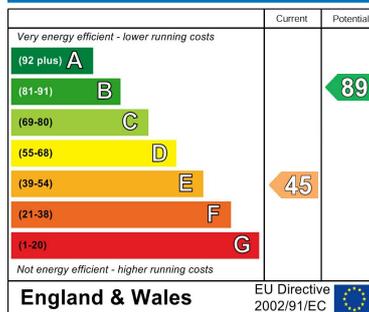
(1) Excluding balconies and terraces

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**



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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