Newbury Drive

Davyhulme

M41 7FA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

11 Newbury Drive
Davyhulme
Trafford
M41 7FA

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Offers Over £325,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY Off-road parking facility plus attached garage ideal for storage. Gas central heating system - combination boiler. Double glazed windows and feature exterior doors. Large rear garden. Lounge plus open plan kitchen/diner. Well-appointed shower room/WC. Conveniently situated for local amenities and occupying a pleasant, cul-de-sac location. Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour Available. Approx 864 sq ft.

TO THE GROUND FLOOR

Entrance Hall
With a radiator and a feature double glazed entrance door. Stairs off provide access to the first floor rooms.

Lounge
With a radiator and a double-glazed window to the front. A coal effect fire is set within an attractive feature fireplace.

Open Plan Kitchen/Dining Room
with a single drainer stainless steel sink unit and base and a range a base and wall cupboard units and working surfaces. Gas point for a cooker and plumbing is provided for an automatic washing machine. There are tiled areas, wood effect flooring to the dining area and two radiators. Feature double glazed exit door to the garden. Useful understairs storage off where the combination gas central heating boiler. Double glazed windows.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side.

Bedroom (1)
With a radiator and a double-glazed window to the front. Built-in wardrobe/storage space.

Bedroom (2)
With a radiator and a double-glazed window to the rear. Fitted wardrobe/storage space.

Bedroom (3)
With a radiator and a double glazed window to the front. Fitted wardrobe/storage space.

Shower Room/WC
With a walk-in shower compartment with a fitted "Mira" shower, pedestal wash hand basin and low-level WC. Tiled decor, double glazed window to the rear and a chrome ladder radiator.

Outside
To the front of the property is a garden area and a driveway for off-road parking. To the rear is a really large garden with lawn, patio section and stocked flowerbeds. There’s an attached garage with power, lighting and an up and over door. The garage has a double glazed window and a UPVC exit door to to the rear.

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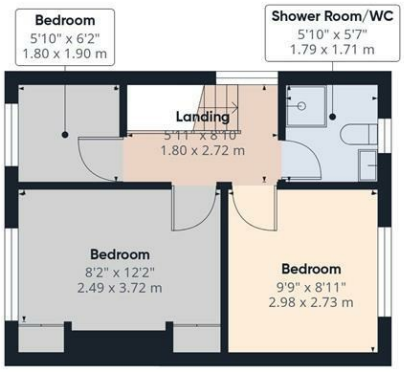
Ground Floor



Floor 1

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Approximate total area(1)

864 ft²

80.4 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.

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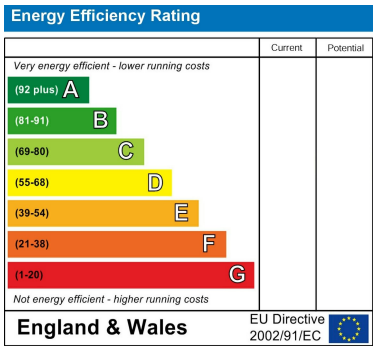

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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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