

Bent Lanes
Davyhulme
M41 8WY

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

78 Bent Lanes
Davyhulme
Trafford
M41 8WY



£425,000

A WELL PRESENTED EXTENDED THREE BEDROOM DETACHED PROPERTY Offering spacious accommodation of approx 1003 sq ft. Spacious entrance hall, lounge, kitchen and dining room extension. Three well proportioned bedrooms. Well appointed bathroom. Delightful enclosed rear garden with a southerly aspect. Excellent off road parking facilities. Integral garage offering scope to convert (subject to any necessary consents required). Situated within easy reach of local amenities, transport links, schools etc. Built 1966. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With laminate flooring. Door off to:

Entrance Hall

With stairs off to the first floor rooms. Anthracite radiator and laminate flooring. Double doors open to:

Lounge

With a coal effect gas fire set within the chimney breast. Radiator. Open to:

Dining Room

With double glazed patio doors to the rear with adjacent side windows leading out to the rear garden. Further double glazed window to the side elevation ensures this room is flooded with natural light.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Anthracite radiator. Built in oven and electric hob with with extractor canopy. Integrated dishwasher, washing machine and undercounter fridge and freezer. Laminate flooring. Double glazed window to the rear and exit door to the side elevation.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With two double glazed windows to the the rear elevation. Two radiators.

Bedroom (2)

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

Bedroom (3)

With a double glazed window to the front elevation. Radiator. Cylinder cupboard off.

Bathroom

With a suite comprising panelled bath, wall hung wash hand basin and low-level WC. A shower is installed over the bath with an anti-splash screen fitted. Chrome ladder radiator. Tiled areas. Double glazed windows to the side.

Outside

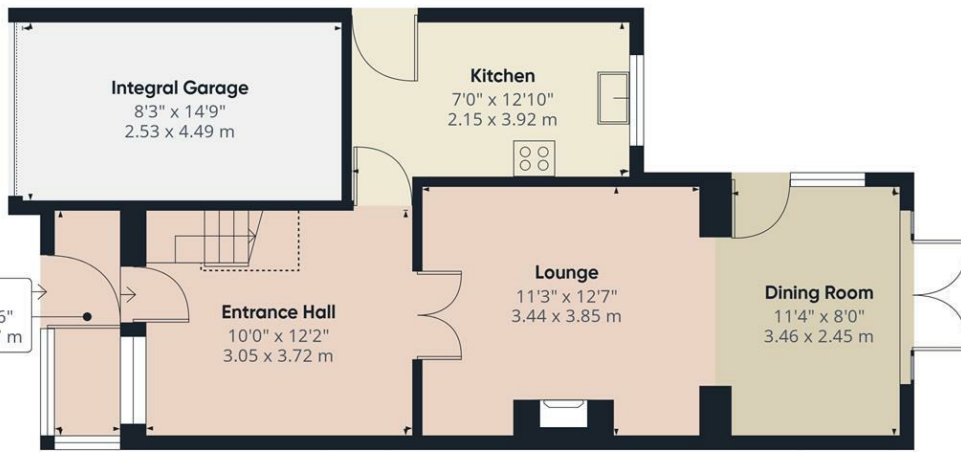
To the front of the property are excellent off road parking facilities on a block paved driveway. There is an Integral garage with an up and over door where the gas central heating boiler is located. The garage offers scope to convert (subject to any necessary consents required).

To the rear is an enclosed garden with raised decking, lawned areas and well stocked orders. Southerly rear aspect.

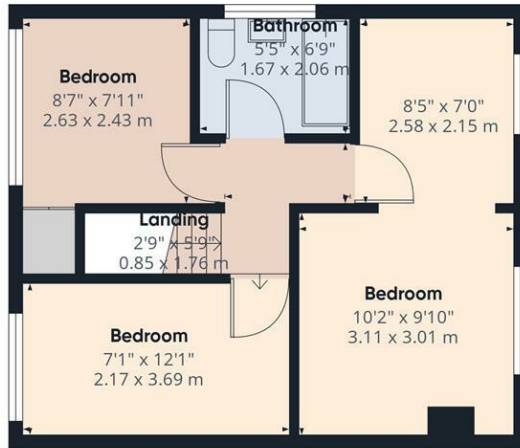
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/03/1966, subject to an annual ground rent of £15.25.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1003 ft²
93 m²

Reduced headroom

11 ft²
1.1 m²

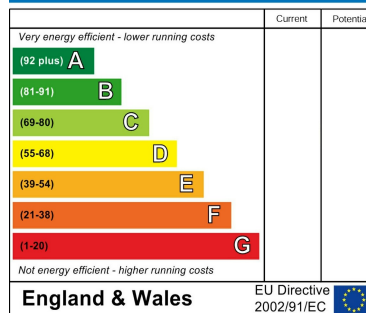
(1) Excluding balconies and terraces

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



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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