



Davyhulme Road  
Davyhulme  
M41 8QD

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



204 Davyhulme Road  
Davyhulme  
Trafford  
M41 8QD



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£450,000

\*FRONTAL OUTLOOK TOWARDS DAVYHULME PARK GOLF COURSE\* An extended five bedroom semi-detached property occupying a prominent corner position. Offering spacious family accommodation of approx 1213 sq ft plus detached garage. Presented in excellent condition throughout. New roof and combination gas central heating boiler installed during 2025. Two separate reception rooms plus open plan kitchen/dining room. Well appointed shower room/WC plus separate WC. Excellent off road parking facilities with two driveways and garden areas to the front, side and rear. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring. Understairs storage off.

### Lounge

With a double glazed bay window to the front. Radiator. Feature recess within the brick chimney breast. Wall light points. Open to:

### Dining Room

With a double glazed picture window to the rear. Radiator. LVT flooring. Open to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and half bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Integrated dishwasher, fridge/freezer and washing machine. Induction hob with extractor canopy above. Built in oven and microwave. Double glazed window to the rear and exit door. LVT flooring.

### Sitting Room/Study/Office

With a double glazed bay window to the front elevation. Laminate flooring. Radiator.

## TO THE FIRST FLOOR

### Landing

With a loft access point. The Baxi heat only gas central boiler is located in the loft space. (Installed 2025)

### Bedroom (1)

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

### Bedroom (2)

With a double glazed window to the rear. Radiator.

### Bedroom (3)

With a double glazed window window to front. Radiator.

### Bedroom (4)

With a double glazed window to the rear. Laminate flooring. Radiator. Range of fitted wardrobes/storage.

### Bedroom (5)

With a double glazed window to the front. Radiator.

### Shower Room/WC

With a walk in shower enclosure, wall hung wash hand basin and low level WC. Double glazed window to the rear. Spotlighting. Chrome ladder radiator. Fully tiled.

### Separate WC

With a low level WC. Double glazed window to the rear. Fully tiled.

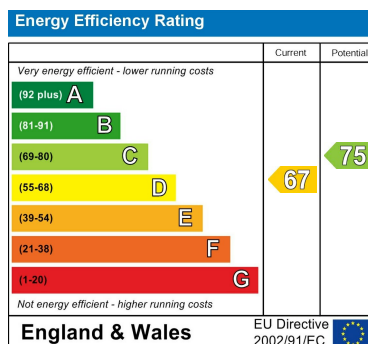
### Outside

The property occupies a prominent corner position with a two driveways, and gardens to the front, side and rear. The property is well set back from the road with a frontal outlook towards Davyhulme Park Golf Course. Off road parking to the front is on a concrete imprinted driveway with wrought iron gates. Decking area to the side and a rear garden, block paved for ease of management. There is a detached storage garage with an up and over door with power and light laid on.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 05/01/1961 subject to an annual ground rent of £15.





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)

