







Newstead Road

Davyhulme

M41 0QQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

27 Newstead Road
Davyhulme
Trafford
M41 0QQ

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Offers Over £425,000

NO ONGOING VENDOR CHAIN A three bedroom 1930's built detached property. Two separate reception rooms plus breakfast kitchen. Offering spacious family accommodation of approx 1094 sq ft. Scope for purchasers to update to their own requirements. Well proportioned bedrooms. Bathroom and separate WC. Excellent sized enclosed rear garden. Situated in a sought after location within walking distance of the facilities available within Urmston Town Centre. Close to Davyhulme Park and Golden Hill Park a short stroll away. Positioned in catchment and proximity of well regarded local primary and secondary schools including Ofsted Rated Outstanding Davyhulme Primary School. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With a feature entrance door and adjacent side windows with leaded lights and stained glass inserts. Radiator. Stairs off to the first floor rooms.

Dining Room
With double glazed bay window to the front elevation. Radiator. Two windows to the side elevation with leaded lights and stained glass inserts.

Rear Lounge
With a double glazed bay window to the rear. Radiator. 'Ingelnook' with a coal effect gas fire set with an attractive feature fireplace with two windows with leaded lights and stained glass inserts.

Breakfast Kitchen
With a range of base and wall cupboard units and granite working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Gas hob with extractor canopy and built-in oven and grill. Plumbing for a washer. Granite splashbacks. Cupboard off where the 'Worcester' combination gas central heating boiler is located. Tiled flooring. Radiator. Spotlighting. Double glaze window and exit door to the side elevation and double glazed window to the rear. Under stair storage/pantry off.

TO THE FIRST FLOOR

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

Bedroom (1)
With a double glazed bay window to the front elevation. Radiator.

Bedroom (2)
With a double closed bay windows rear elevation. Radiator.

Bedroom (3)
With double glazed bay windows to the front elevation. Radiator.

Bathroom
With a white suite comprising timber panelled bath and pedestal wash hand basin. Chrome radiator. Spotlighting. Double glazed windows elevation. Fully shower is installed over the bath with an anti-splash screen fitted.

Separate WC
With a low-level WC, spotlighting and double glazed window to the side elevation.

Outside
With an off-road parking facility to the front. Attached garage with an up and over door.

Enclosed garden with patio and lawned areas with well stocked borders. Timber shed and greenhouse.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 995 years from 19/12/1938.


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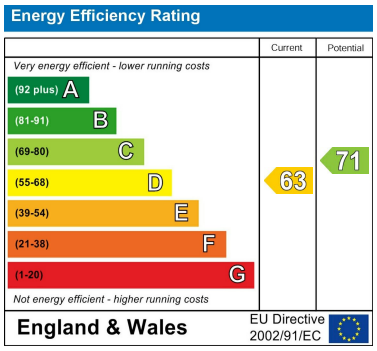

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