



19 Sevenoaks Avenue Davyhulme Manchester M41 0SQ

Offers over £350,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this much loved & beautifully presented three bedroom extended semi detached family residence. Boasting a popular location & a generous rear garden making an early viewing essential. In brief the property comprises welcoming hallway, downstairs WC, bay fronted lounge, dining room, uPVC double glazed conservatory, 'eat in' modern kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & a four piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a paved driveway providing ample off road parking with mature beds whilst to the rear there is a shaped patio area with mainly lawned garden beyond which is fenced for privacy. Ideally placed for the well regarded schools, Trafford General Hospital & the ever growing amenities of the area. To book your viewing call the team at HOME.

- Three bedroom semi detached
- Welcoming hallway
- Bay fronted lounge
- Dining room
- Modern 'eat in' kitchen
- Conservatory
- Four piece bathroom suite
- Generous driveway
- Impressive rear garden
- Popular location



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Hallway

UPVC double glazed door to front, wooden effect flooring and radiator. Stairs to the first floor.

Lounge 14'10" x 11'10" (4.53m x 3.61m)

UPVC double glazed bay window to front, wooden effect flooring and radiator. Marble fire surround with hearth housing a living flame gas fire. Archway through to the dining room.

Dining room 13'1" x 10'1" (3.99m x 3.09m)

UPVC double glazed door leading to the conservatory with UPVC double glazed surround. Wooden effect flooring and radiator. Archway through to the lounge.

'Eat in' kitchen 10'0" x 13'10" (3.06m x 4.22m)

UPVC double glazed door leading to rear garden. UPVC double glazed windows to rear and to the front. A comprehensive range of modern high gloss fitted wall and base units with rolled edge worktop over. Incorporating single unit sink with mixer tap. Integrated hob, oven and extractor hood. Glass splashback. Space for other appliances, wooden effect flooring and radiator.

Downstairs WC

A two-piece suite comprises low-level WC and wash hand basin with splash tiling. UPVC double glazed opaque window to side and wooden effect flooring.

Conservatory 10'6" x 9'3" (3.22m x 2.83m)

UPVC double glazed on three sides and UPVC double glazed French doors leading to the rear garden. Wooden effect flooring.

Shaped landing

UPVC double glazed opaque window to the side. Open balustrade and cupboard housing the boiler.

Bedroom one 12'2" x 12'0" (3.71m x 3.66m)

UPVC double glazed window to rear and radiator. A comprehensive range of fitted and built-in wardrobes with ample hanging and shelving space. Fitted vanity mirror with drawers and overhead storage cupboards.

Bedroom two 12'0" x 11'3 (3.66m x 3.43m)

UPVC double glazed window to front and radiator. A comprehensive range of built in wardrobes with ample hanging and shelving space.

Bedroom three 7'10" x 7'0" (2.40m x 2.14m)

UPVC double glazed window to front and radiator. A range of fitted wardrobes with ample hanging and shelving space along with bedside drawers.

Bathroom 8'11" x 6'0" (2.73m x 1.85m)

UPVC double glazed opaque window to rear and radiator. A four piece suite comprises low-level WC, wash hand basin, bath and separate shower cubicle. Tiling to complement.

Externally

Externally to the front there is a paved driveway providing ample off road parking with mature beds whilst to the rear there is a shaped patio area with mainly lawned garden beyond which is fenced for privacy.

Council tax

We have been advised by our clients that the property is council tax band C.

Tenure

The property is leasehold with a ground rent of £5.00 payable annually.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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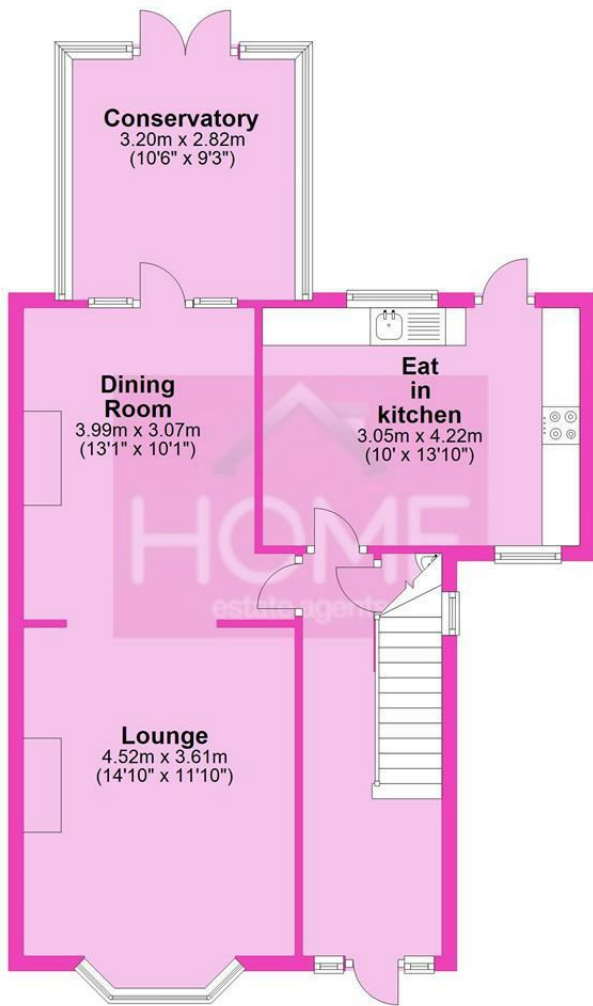
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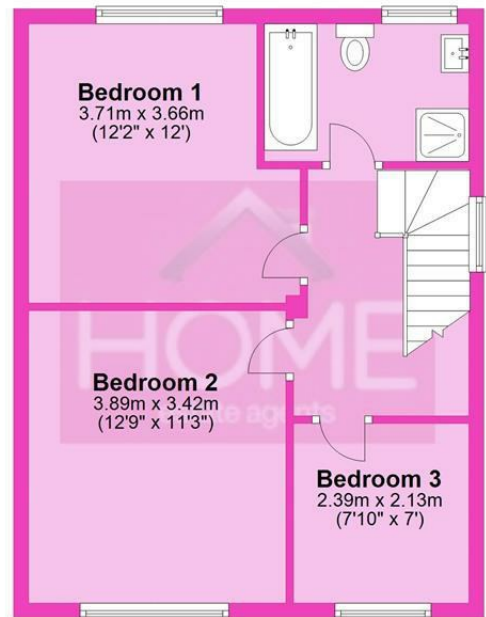
Ground Floor

Approx. 62.7 sq. metres (675.1 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 107.2 sq. metres (1154.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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