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4 Bingley Drive Davyhulme Manchester M41 8DG

£285,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this much loved two bedroom semi detached true bungalow which is being sold with no vendor chain. Situated on the peaceful cul de sac that is Bingley Drive so be sure to book your viewing to avoid missing out. In brief the accommodation comprises entrance hallway, lounge, inner hallway, kitchen, uPVC double glazed conservatory, the two well proportioned bedrooms & three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a beautifully maintained ornate garden with plants and shrubs. There is a paved driveway providing ample off road parking which continues to the side, leading to the detached garage and rear garden. To the rear there is a paved patio with mainly lawned garden beyond with mature beds. To book your viewing call the team at HOME.

- Two bedroom semi detached
- Three piece bathroom suite
- Large driveway
- Cul de sac location
- Lounge
- Conservatory
- 24ft garage
- Kitchen
- Gardens front & rear
- No vendor chain



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Entrance hallway

uPVC double glazed door to the front with uPVC double glazed opaque windows either side. Built in storage cupboard.

Lounge 11'6 x 14'8 (3.51m x 4.47m)

Feature fire surround, back and hearth housing an electric fire. Coved ceiling, wall lights, radiator and uPVC double glazed bay window to the front.

Inner hallway

Access to bedrooms, bathroom and kitchen.

Kitchen 9'3 x 8'0 (2.82m x 2.44m)

uPVC double glazed opaque door to the side and uPVC double glazed window to the side. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with splash tiling. Space for appliances. Tiled floor and radiator.

Conservatory 11'2 x 9'0 (3.40m x 2.74m)

uPVC double glazed window to the side leading to the rear garden. uPVC double glazed on three sides. Tiled floor.

Bedroom one 11'6 x 11'11 (3.51m x 3.63m)

uPVC double glazed window to the rear and radiator. A range of floor to ceiling mirrored wardrobes with ample hanging and shelving space. Fitted wardrobe with ample hanging and shelving. Fitted overbed storage cabinets and bedside cabinets with display shelving above.

Bedroom two 8'8 x 8'0 (2.64m x 2.44m)

uPVC double glazed door through to the conservatory and uPVC double glazed windows either side. Radiator.

Bathroom 6'11 x 5'10 (2.11m x 1.78m)

uPVC double glazed opaque window to the side and radiator. A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment and tiled floor.

Externally

Externally to the front of the property there is a beautifully maintained ornate garden with plants and shrubs. There is a paved driveway providing ample off road parking which continues to the side, leading to the detached garage and rear garden. To the rear there is a paved patio with mainly lawned garden beyond with mature beds.

Garage 24'0 x 9'2 (7.32m x 2.79m)

Up and over door to the front. Power and lighting.

Tenure

We have been advised by our clients that the property is leasehold with a ground rent of £7.50 payable twice a year.

Council tax

We have been advised that the property is council tax band B.

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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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Mon-ton - 9262084 Urm-ton - 04331861 Stretford - 08259553



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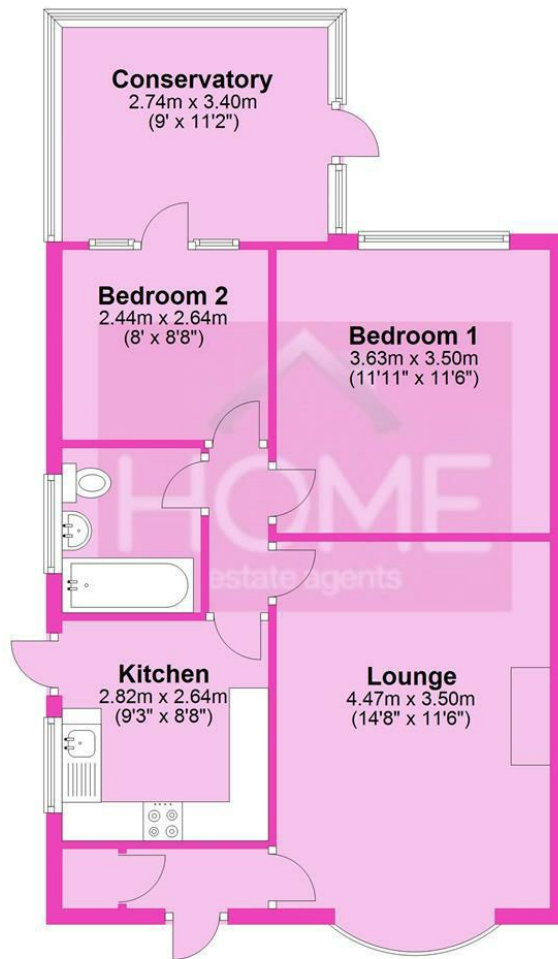
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Ground Floor

Approx. 61.8 sq. metres (665.5 sq. feet)



Total area: approx. 61.8 sq. metres (665.5 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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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