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3 Hoy Drive Davyhulme Manchester M41 7HF

£179,950

****OPEN DAY 17TH NOVEMBER 2018** NO VENDOR CHAIN!** HOME ESTATE AGENTS are delighted to bring to the market this extended three bedroom semi detached property located on the popular Hoy Drive in Davyhulme. Offered to you at a realistic price this extended property boasts two reception rooms, kitchen, three good sized bedrooms and a family bathroom. The property is warmed by gas central heating and double glazed. To the outside front is a walled garden whilst to the rear is a mostly paved garden and detached garage. The location of the property is close to all local transport links and a short walk from the Trafford Centre. Being offered with no vendor chain this desirable property would be an ideal investment for the first time buyer or buy to let investor. To book your viewing call HOME on 01617471177.

- OPEN DAY 17TH NOVEMBER
- Extended
- Gas central heating
- No vendor chain
- Two reception rooms
- Double glazed
- Realistically priced
- Three good sized bedrooms
- Detached garage



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PORCH

LOUNGE 16'72 x 17'59 (4.88m x 5.18m)

UPVC double glazed window to front. Television point. Double panel radiator.

DINING ROOM/KITCHEN 20'07 x 17'57 (6.27m x 5.18m)

Two uPVC double glazed windows to rear. A range of wall and base units. Rolled edge worktops.

LANDING

UPVC double glazed window to side. Open balustrade. Shaped.

BEDROOM ONE 16'36 x 10'20 (4.88m x 3.05m)

UPVC double glazed window to front. Single panel radiator.

BEDROOM TWO 12'21 x 10'20 (3.66m x 3.05m)

UPVC double glazed window to rear. Single panel radiator.

BEDROOM THREE 12'22 x 7'24 (3.66m x 2.13m)

UPVC double glazed window to front. Single panel radiator.

BATHROOM (SHOWER ROOM)

UPVC double glazed opaque window to rear. WC. Pedestal wash hand basin. Separate shower cubicle. Wall tiling to compliment.

OUTSIDE

To the outside front is a walled garden whilst to the rear is a mostly lawned garden and detached garage.

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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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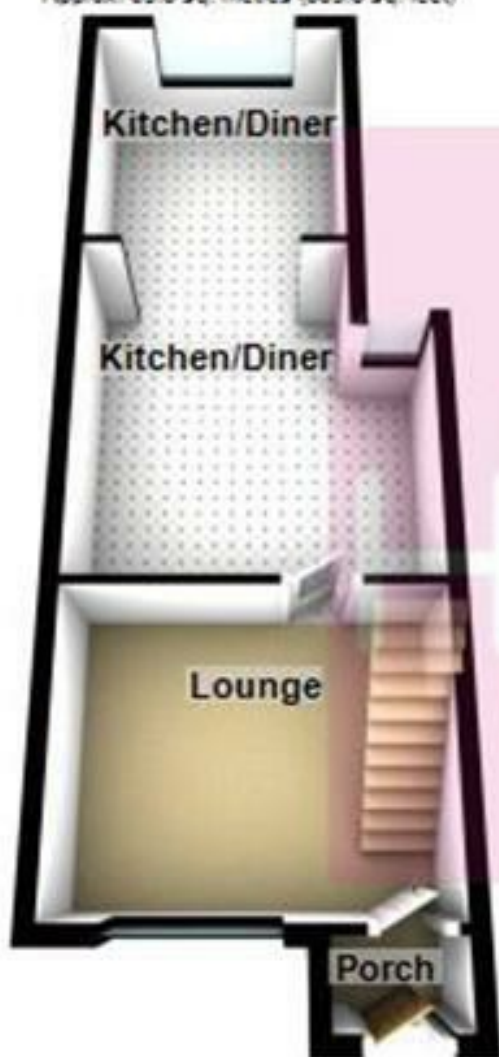
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Ground Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



First Floor

Approx. 24.4 sq. metres (263.3 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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