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35 Amersham Close Davyhulme Manchester M41 7NJ

Offers over £194,950

HOME ESTATE AGENTS are delighted to bring to the market this extended three bedroom townhouse located on the popular Amersham Close in Davyhulme. Benefiting from an extended kitchen and dormer loft conversion this ample sized property offer spacious living accommodation on both floors. The original third bedroom has been converted to accommodate the stairs but with minor adjustment could be made back into a bedroom. The location of the property overlooks the green and is well placed for access to all local amenities. The accommodation comprises of porch, hallway, lounge, dining room and kitchen, to the first floor are two double bedrooms, a further room housing the attic staircase and a fitted bathroom. To the second floor is the attic conversion (master bedroom). The property is warmed by gas central heating and is double glazed. To the outside front is a walled garden and driveway offering off road parking. Whilst to the rear is an ample sized South facing paved garden with raised patio areas. To book your viewing call HOME on 01617471177.

- No vendor chain
- Professional attic conversion
- Gardens to front and rear
- Extended to rear
- Double bedrooms
- Popular location
- Two reception rooms
- Off road parking
- Viewing advised



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PORCH

HALLWAY

LOUNGE 13'00 x 12'02 (3.96m x 3.71m)

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

DINING ROOM 12'02 x 10'05 (3.71m x 3.18m)

UPVC double glazed sliding doors to rear. Built in storage Cupboards. Double panel radiator.

KITCHEN 9'07 x 5'09 (2.92m x 1.75m)

UPVC double glazed window to rear. A range of fitted wall and base units. Rolled edge work tops. Splash wall tiling.

LANDING

Shaped

BEDROOM ONE 12'05 x 13'00 (3.78m x 3.96m)

UPVC double glazed window to front. Double panel radiator.

BEDROOM TWO 12'05 x 9'11 (3.78m x 3.02m)

UPVC double glazed window to rear. Double panel radiator.

BATHROOM

UPVC double glazed opaque double glazed window to rear. Pedestal wash hand basin. WC. Bath. Wall tiling to compliment. Ladder style radiator.

SECOND FLOOR LANDING

UPVC double glazed window to front. Double panel radiator. Staircase to attic.

DORMER ATTIC CONVERSION (MASTER BEDROOM) 15'09 x 10'02 (4.80m x 3.10m)

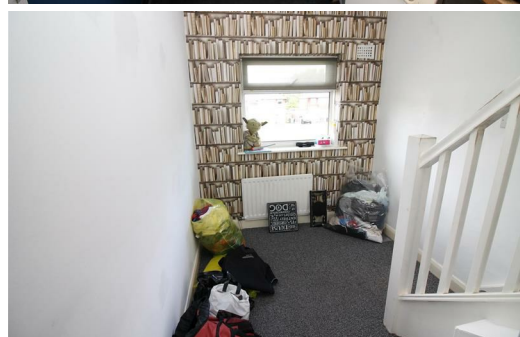
Two uPVC double glazed windows to rear. Additional eaves storage. Double panel radiator.

OUTSIDE

To the outside front is a walled garden and driveway offering off road parking. Whilst to the rear is an ample sized South facing paved garden with raised patio areas. To book your viewing call HOME on 01617471177.

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.

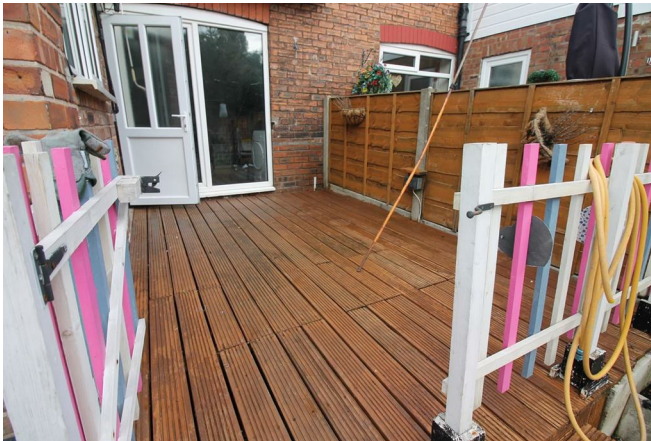


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Total area: approx. 195.7 sq. metres (2105.2 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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