



## 59 Bent Lanes Davyhulme M41 8PB

### £350,000

SUPERBLY EXTENDED FOUR BEDROOM DETACHED RESIDENCE. HOME ESTATE AGENTS are privilege to offer for sale this impressive Four bedroom extended detached. Situated on the popular Bent Lanes. If you are looking for a property with stylish finish, space in abundance and offered with early completion date possible. The substantial accommodation comprises, spacious hallway, 23ft extended lounge, 19 ft contemporary fitted kitchen/family room. Two downstairs double bedrooms and a high quality three piece modern shower room. To the first floor there is a shaped landing with designer balustrade, two further double bedrooms and a 11ft three piece family bathroom suite.. The property is warmed by gas central heating and is fully double glazed.. Externally to the front and side there are lawned gardens. To the southerly facing rear there is a lawned garden, patio are and off road parking.

- Four bedrooms
- Open plan kitchen/family room
- Pleasant gardens to three sides
- Gardens to three sides
- Three piece downstairs bathroom
- Gas central heated
- No vendor chain
- Lounge
- uPVC double glazed
- Modern decor



#### HALLWAY

UPVC double glazed door to front with double glazed either side. Meter cupboard. Double panel radiator. Stairs to first floor.

#### EXTENDED LOUNGE 22'5" x 11'6" (6.83 x 3.51)

EXTENDED LOUNGE: 225 X 116

uPVC double glazed French door to rear. Television point. LED lighting. Double panel radiator.

#### 19ft FITTED KITCHEN 19'4" x 18'2" (5.89 x 5.54)

Fitted with a range of base units with rolled edge work top incorporating one and a half bowl sink unit with mixer tap. Two integrated double electric ovens and 6-ring gas hob. Integrated Baumatic dishwasher. Space for integrated automatic washing machine. Space for appliances. Double panel radiator. uPVC double glazed French doors to rear with double glazing either side.

#### BEDROOM ONE 14'6" x 11'5" (4.42 x 3.48)

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

#### BEDROOM TWO 11'7" x 11'2" (3.53 x 3.40)

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

#### DOWNSTAIRS SHOWER ROOM 11'7" x 7'8" (3.53 x 2.34)

A three piece suite comprising, low level WC, vanity sink unit and large walk in shower cubicle area. LED spot lights. Extractor fan. Ladder style radiator. uPVC double glazed opaque window to side

#### LANDING

Built in storage cupboard. Velux window. LED spot lights.

#### BEDROOM THREE 16'10" x 11'4" (5.13 x 3.45)

Two Velux windows to front. Storage into eaves. Television point. Double panel radiator.

#### BEDROOM FOUR 18'7" x 15'5" (5.66 x 4.70)

Two Velux windows to side. LED spot lights. Double panel radiator.

#### BATHROOM 11'5" x 7'2" (3.48 x 2.18)

A three piece suite comprising, low level WC, vanity sink unit Tiled arched bath. Tiled to complement. Ladder style radiator. Tiled floor. Extractor fan. Space into eaves. uPVC double glazed opaque window to side.

#### OUTSIDE

Externally to the front and side there are lawned gardens. To the southerly facing rear there is a lawned garden, patio area and off road parking.

#### New room









For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	87
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	1	1
EU Directive 2002/91/EC		

