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26 Stroma Gardens Davyhulme Manchester M41 7ER

Offers over £220,000

HOME ESTATE AGENTS are delighted to offer for sale this three bedroom mid town house which is being sold with no vendor chain. In brief the accommodation comprises porch, lounge, dining kitchen, shaped landing, a modern recently fitted bathroom suite & the three well proportioned bedrooms. Externally to the front there is an ornate garden whilst to the rear there is a low maintenance garden which is fenced for privacy. Ideally placed for the local amenities and transport links including the Metrolink. To book your viewing call the team at HOME.

- Three bedroom town house
- Three piece modern bathroom
- Gardens front & rear
- Perfect first time buy
- Lounge
- uPVC double glazed
- Ideally placed for amenities
- Dining kitchen
- Gas central heating
- No vendor chain

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Porch

uPVC double glazed door to the front and door leading to the lounge.

Lounge 14'7 x 14'5 (4.45m x 4.39m)

uPVC double glazed window to the front and door from the porch. Radiator and stairs to the first floor.

Dining kitchen 15'7 x 10'2 (4.75m x 3.10m)

uPVC double glazed door leading to the rear garden. uPVC double glazed windows to the rear. A range of fitted wall and base units with a rolled edged worktop over. Incorporating single unit sink with mixer tap. Space for appliances. Splash tiling, radiator and understairs storage cupboard.

Shaped landing

Open balustrade and loft access.

Bedroom one 15'8 x 8'10 (4.78m x 2.69m)

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

Bedroom two 8'10 x 9'2 (2.69m x 2.79m)

uPVC double glazed window to the rear and radiator.

Bedroom three 10'5 x 6'0 (3.18m x 1.83m)

uPVC double glazed window to the front and radiator. A built in storage cupboard.

Bathroom

uPVC double glazed window to the rear and ladder radiator. A three piece suite comprises low level WC, vanity wash hand basin and bath with shower over. Tiling to compliment.

Externally

To the front there is a paved ornate garden. To the rear of the property there is a low maintenance garden which is fenced for privacy. There is a garden shed.

Tenure

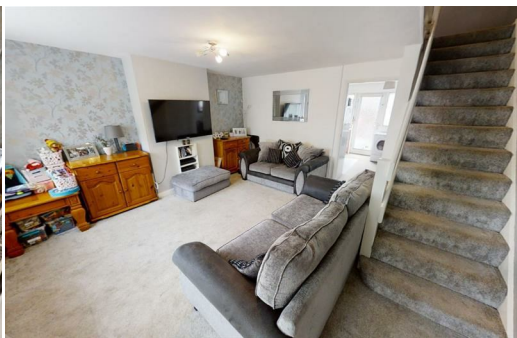
The property is freehold.

Council tax

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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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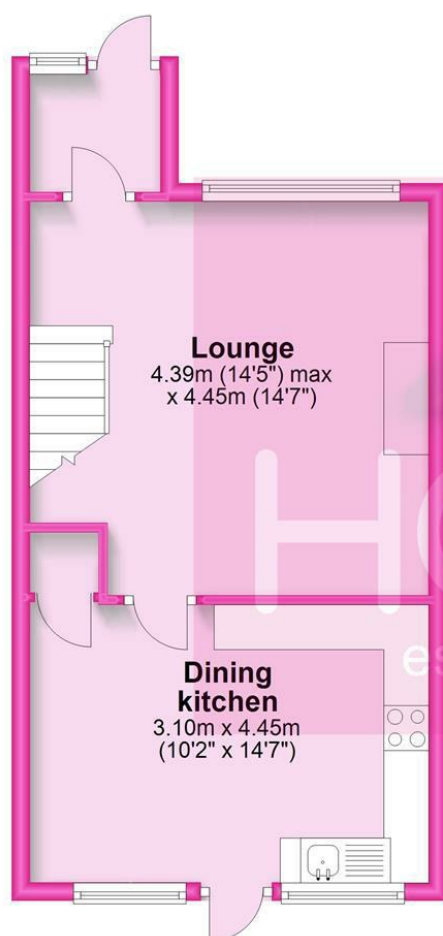
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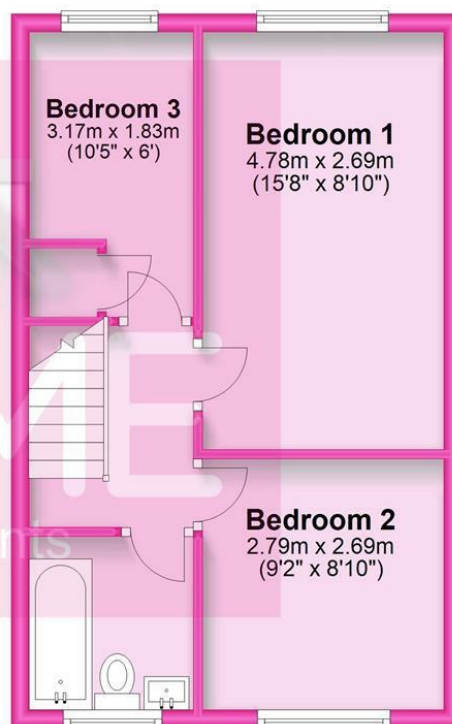
Ground Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 69.2 sq. metres (745.1 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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