



3 Skye Road Davyhulme Manchester M41 7EX

£239,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom mid town house situated within the popular area of Davyhulme. In brief the accommodation comprises welcoming entrance porch, lounge, modern fitted dining kitchen, conservatory, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. Externally to the front there is a pleasant garden & pathway to the front door. To the rear there is a mainly paved garden & driveway providing ample off road parking. Ideally placed for motorway links, the Trafford Centre & amenities. To book your viewing call the team at HOME.

- Three bedroom town house
- Spacious lounge
- Fitted dining kitchen
- Conservatory
- Three piece bathroom suite
- uPVC double glazed
- Gas central heated
- Gardens front & rear
- Driveway to the rear
- Well presented throughout

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Entrance porch

uPVC double glazed door to the front and uPVC double glazed window to the front. Entrance through to the lounge.

Lounge 14'8" x 13'1" (4.48m x 4.00m)

uPVC double glazed bay window to the front, radiator and stairs to the first floor. Marble fire surround and hearth housing a living flame gas fire.

Dining kitchen 11'1" x 14'8" (3.38m x 4.48m)

uPVC double glazed window to the rear and archway leading through to the conservatory. A comprehensive range of matching fitted wall and base units with a wooden effect rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Integrated dishwasher and fridge freezer. Fitted cupboard housing the gas central heating boiler.

Conservatory 9'2" x 11'11" (2.81m x 3.64m)

uPVC double glazed on three sides and uPVC double glazed door leading to the rear garden. Fitted worktop with space below for appliances.

Shaped landing

Open balustrade and loft access.

Bedroom one 8'6" x 14'3" (2.60m x 4.36m)

uPVC double glazed window to the front and radiator.

Bedroom two 9'6" x 8'6" (2.92m x 2.60m)

uPVC double glazed window to the rear and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted overbed storage cup units.

Bedroom three 10'1" x 6'0" (3.09m x 1.83m)

uPVC double glazed window to the front and radiator.

Bathroom

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

Externally

Externally to the front there is a pleasant garden and pathway to the front door. To the rear there is a mainly paved garden and driveway providing ample off road parking.

Tenure

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

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 Moncton - 9262084 Urmston - 04331861 Stretford - 08259553



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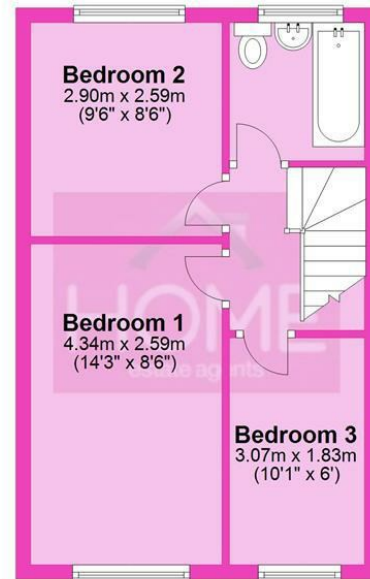
Ground Floor

Approx. 46.4 sq. metres (499.8 sq. feet)



First Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 79.6 sq. metres (856.7 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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