



1 Tiverton Road Davyhulme Manchester M41 0SA

£380,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom extended semi detached family residence situated within the always popular 'Canterbury Road' area of Davyhulme. Boasting genuine potential further extensions subject to obtaining the required planning consent. In brief the accommodation comprises vestibule, welcoming hallway, downstairs WC, bay fronted lounge, dining room, extended kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a generous mainly paved driveway providing ample off road parking. The paved driveway continues to the side leading to a detached brick garage. There is a wrought iron gate for access to the rear. To the rear garden, which enjoys a sunny aspect there is a paved patio area with a mainly lawned garden beyond with mature beds which is fenced for privacy. Ideally placed for transport links, the well regarded schools & amenities. To book your viewing call the team at HOME.

- Popular 'Canterbury Road' location
- Three bedrooms
- Extended
- Bay fronted lounge
- Dining room
- Fitted kitchen
- Downstairs WC
- Three piece bathroom suite
- Driveway detached garage
- Potential for extending*



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Entrance vestibule

uPVC double glazed door to the front and entrance to the hallway.

Hallway 6'7" x 12'7" (2.02m x 3.85m)

Door to the front with original stained and leaded surround. Radiator and stairs leading to the first floor.

Lounge 12'1" x 11'8" (3.69m x 3.58m)

uPVC double glazed window to the front, coved ceiling and radiator. Wooden fire surround with marble back and hearth housing a living flame gas fire.

Dining room 11'8" x 12'0" (3.58m x 3.66m)

uPVC double glazed French doors leading to the rear garden, coved ceiling and radiator. Open through to the lounge,

Extended kitchen 22'0" x 8'5" (6.71m x 2.57m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. The kitchen has BOSCH Appliances - Integrated hob, oven and extractor fan. Integrated dishwasher and space for other appliances. Incorporating a one and a half unit sink with mixer tap. Fitted cupboard housing the 'Worcester' gas central heating boiler. Splash tiling, wooden effect floor and radiator. uPVC double glazed window to the side and the rear. Composite double glazed door glazed door leading to the side.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Tiling to compliment.

Shaped landing

uPVC double glazed window to the side, open balustrade and loft access. The loft is partially boarded for storage and is access via a pull down ladder.

Bedroom one 10'5" x 12'5" (3.20m x 3.81m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 10'5" x 11'5" (3.20m x 3.50m)

uPVC double glazed window to the rear and radiator.

Bedroom three 7'11" x 7'4" (2.42m x 2.25m)

uPVC double glazed window to the front and radiator.

Bathroom 8'5" x 7'4" (2.59m x 2.25m)

A three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over. Tiling to compliment, wooden effect floor and ladder radiator. uPVC double glazed windows to the side and the rear.

Externally

To the front of the property there is a generous mainly paved driveway providing ample off road parking. The paved driveway continues to the side leading to a detached brick garage. There is a wrought iron gate for access to the rear. To the rear garden, which enjoys a sunny aspect there is a paved patio area with a mainly lawned garden

beyond with mature beds which is fenced for privacy. Due to the nature of the plot there is genuine potential for extensions subject to obtaining the required planning consent.

Garage

A detached brick built garage with up and over door to the front.

Tenure

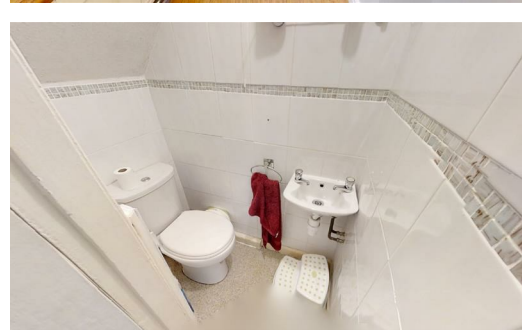
The property is leasehold and has a ground rent of £5.00 payable annually.

Council tax

The property is council tax band C.

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 Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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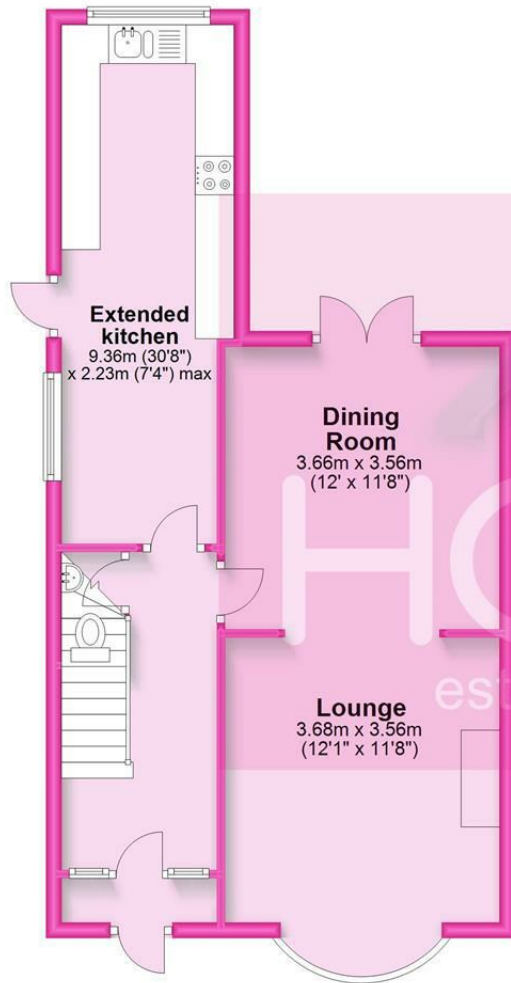
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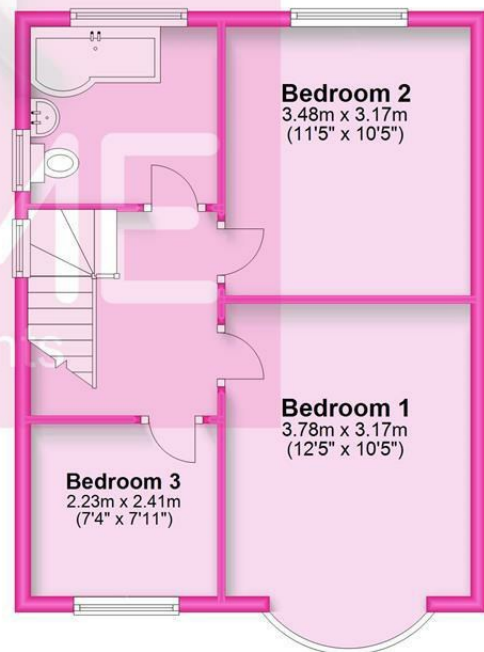
Ground Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 94.0 sq. metres (1011.4 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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