



13 Guildford Road Davyhulme Manchester M41 0SD Offers over £325,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this much cared for three bedroom semi detached family residence situated within the popular 'Canterbury Road' area. Being sold with no vendor chain & boasting genuine potential to extend subject to obtaining the required planning consent. In brief the accommodation comprises entrance hallway, bay fronted dining room, lounge, kitchen, utility room, shaped landing, the three well proportioned bedrooms, two piece bathroom suite & separate WC. The property is warmed by gas central heating & is partially uPVC double glazed. Externally to the front of the property there is a mainly lawned garden along with a driveway providing ample off road parking. To the side there are double gates leading to the detached brick built garage. To the rear, which enjoys a sunny aspect, there is a patio area with mainly lawned garden beyond. Perfectly placed for the well regarded primary school, amenities & transport links. To book your viewing call the team at HOME.

- No vendor chain
- Kitchen
- Driveway & detached brick garage
- Ideal for the well regarded primary schools
- Bay fronted dining room
- Utility room
- Gardens front & rear
- Lounge
- Bathroom & separate WC
- Popular location

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Hallway

Door to the front with glazed surround. Radiator and understairs storage cupboard.

Dining room 12'1" x 11'7" (3.70m x 3.54m)

Bay window to the front and radiator. Fire surround and hearth housing a gas fire. Double doors leading through to the lounge.

Lounge 11'7" x 12'1" (3.54m x 3.70)

uPVC double glazed patio doors leading to the rear garden. Wall mounted gas fire. Radiator.

Kitchen 8'10" x 6'6" (2.70m x 2.00m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. Splash tiling and radiator. Window to the side.

Utility room 6'10" x 5'11" (2.09m x 1.82m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. Splash tiling. uPVC double glazed window to the rear and uPVC double glazed door leading to the side.

Shaped landing

Closed balustrade, loft access and window to the side. Radiator.

Bedroom one 12'7" x 10'5" (3.86m x 3.20m)

Bay window to the front and radiator. A range of built in wardrobes with ample hanging and shelving space. Fitted headboard and bedside drawers.

Bedroom two 11'2" x 10'5" (3.41m x 3.20m)

uPVC double glazed window to the rear and radiator.

Bedroom three 7'2" x 8'0" (2.20m x 2.45m)

uPVC double glazed window to the front and radiator.

Bathroom

A two piece suite comprises wash hand basin and bath with shower over. Tiling to compliment, fitted storage cupboard and uPVC double glazed opaque window to the rear.

Separate WC

A low level WC. Window to the side.

Detached garage 16'2" x 9'1" (4.95m x 2.79m)

Double doors to the front. Power and lighting.

Externally

Externally to the front of the property there is a mainly lawned garden along with a driveway providing ample off road parking. To the side there are double gates leading to the detached brick built garage. To the rear, which enjoys a sunny aspect, there is a patio area with mainly lawned garden beyond. There is a garden shed which benefits from power.

Tenure

The property is leasehold with a £2.50 ground rent payable every six months.

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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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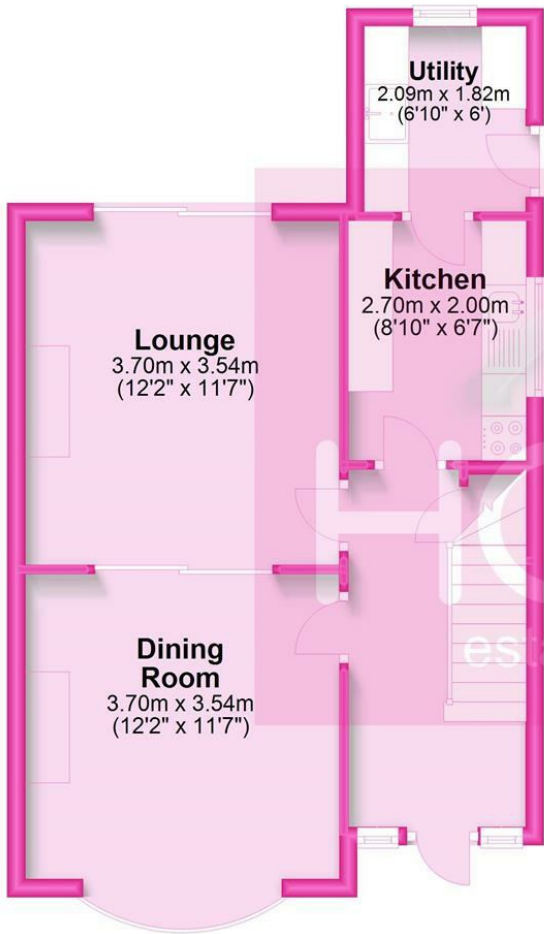
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Ground Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 86.2 sq. metres (928.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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