



2 Dalveen Avenue Davyhulme Manchester M41 7DP

Offers over £500,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this four bedroom period semi detached family residence situated on a popular Davyhulme cul de sac. Having been in the same family for over 70 years, this really is a rare opportunity & one not to be missed. In brief this beautiful family residence comprises large welcoming hallway, bay fronted lounge, bay fronted sitting room, dining room, fitted kitchen, shaped landing, the four well proportioned bedrooms & a three piece bathroom suite. There are useful, three chamber cellars which could be converted into more living accommodation if desired. The property is warmed by gas central heating. Throughout, there are several original features including stained windows & coved ceilings. Externally, due to the nature of the plot there is genuine potential for extensions subject to obtaining the required planning consent. To the front there is an Indian stone driveway providing ample off road parking which leads to the detached garage. To the rear and the side there are paved patio areas, pathway with lawned garden. Perfectly placed for the well regarded schools, transport links & Trafford General Hospital. To book your viewing call the team at HOME.

- Period semi detached
- Bay fronted sitting room
- Useful three chamber cellar
- Driveway & detached garage
- Four bedrooms
- Dining room
- Three piece bathroom
- Bay fronted lounge
- Kitchen
- Potential for extensions*



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Hallway 9'9" x 12'3" (2.98m x 3.75m)

Door to the front with original stained and leaded top light. Original stained and leaded window to the front. Original coved ceiling and plate rack. Radiator and stairs to the first floor.

Lounge 15'1" x 12'2" (4.60m x 3.73m)

Original stained and leaded sash bat window to the front, original coved ceiling and picture rail. Wooden surround with black granite hearth housing a cast iron fireplace with living flame gas fire. Radiator.

Sitting room 12'0" x 15'1" (3.66m x 4.60m)

Original stained and leaded sash bat window to the front, original coved ceiling and picture rail. Wooden surround with black granite hearth housing a cast iron fireplace with living flame gas fire. Radiator.

Dining room 12" x 11'6" (3.66m x 3.51m)

uPVC double glazed window to the side, dado rail and radiator.

Kitchen 7'1" x 9'9" (2.16m x 2.97m)

uPVC double glazed door leading to the garden and uPVC double glazed window to the rear. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Display shelving, splash tiling and wooden effect floor. Door leading to the cellar.

Detached garage 26'8" x 9'10" (8.13m x 3.00m)

A brick built detached garage with pitched roof. Door to the side for access to the garden. Up and over door to the front.

Cellar chamber one 12'9" x 9'3" (3.90m x 2.83m)

Power and lighting. Stairs to the kitchen.

Cellar chamber two 5'9" x 10'0" (1.77m x 3.07m)

Currently used as a utility area. Space for appliances. Gas central heating boiler.

Cellar chamber three 10'9" x 11'7" (3.30m x 3.54m)

Fitted storage units. A single unit sink. Power and lighting.

Shaped landing

Open balustrade, dado rail and loft access.

Bedroom one 12'2" x 14'10" (3.73m x 4.53m)

Sash bay window to the front and picture rail. Built in wardrobes with ample hanging and shelving space. Built in drawers.

Bedroom two 12'5" x 12'6" (3.80m x 3.82m)

Sash window to the front and radiator.

Bedroom three 9'7" x 11'8" (2.94m x 3.58m)

Sash window to the side, picture rail and radiator. A range of built in wardrobe with ample hanging and shelving space.

Bedroom four 9'7" x 8'7" (2.94m x 2.63m)

Sash window to the front, picture rail and radiator.

Bathroom 6'6" x 10'8" (2.00m x 3.26m)

uPVC double glazed opaque window to the side and radiator. A three piece suite comprises low level WC, wash hand basin and Corner bath with shower over. Splash tiling and built in storage cupboard.

Externally

To the front there is an Indian stone driveway providing ample off road parking which leads to the detached garage. To the rear and the side there are paved patio areas, pathway with lawned garden. There is a gate giving access to the front.

Tenure

The property is Freehold.

Council tax

The property is council tax band D.

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.

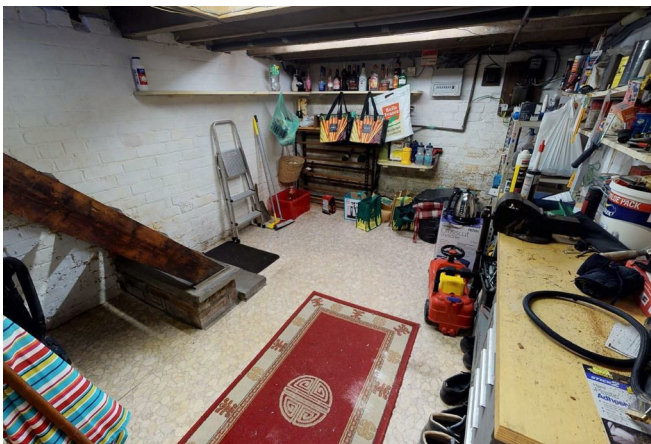


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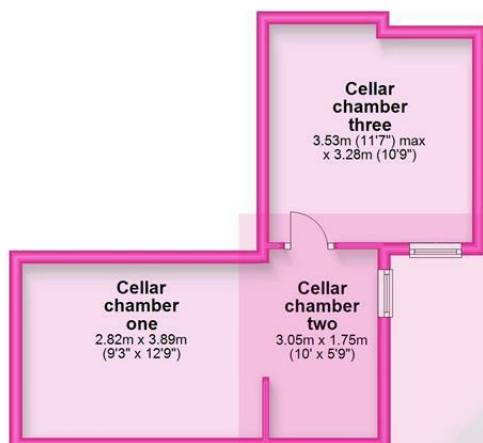
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Ground Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



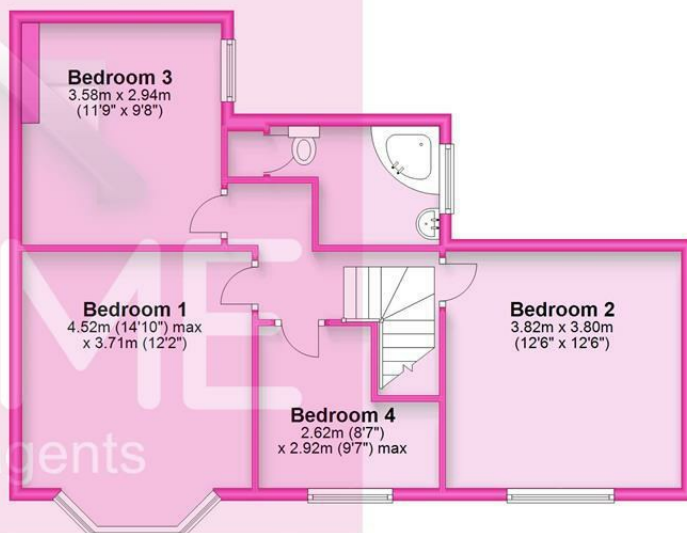
First Floor

Approx. 66.6 sq. metres (717.1 sq. feet)



Second Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 156.1 sq. metres (1680.3 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		
(21-38) F		
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