



1 Norton Avenue Davyhulme Manchester M41 0TG

£219,950

MOVE IN CONDITION! HOME ESTATE AGENTS are delighted to bring to the market this charming two bedroom semi-detached property located on the quiet cul-de-sac on Norton Avenue in Davyhulme. This great property is an ideal first time buy boasting two reception rooms and two double bedrooms. The property is located close to all local amenities and within the catchment area for several popular schools. The accommodation comprises of hallway, dining room, lounge and fitted kitchen. To the upstairs are the two double bedrooms and a three piece bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a walled block paved driveway with side access leading to a pleasant rear garden with artificial turfed lawn, block paved and raised decked patio areas. To book your viewing call HOME on 0161 7471177

- Great location
- Two double bedrooms
- Well presented
- Viewing advised
- Cul-de-sac
- Off road parking
- Gas central heating
- Two reception rooms
- Lovely rear garden
- Double glazed



HALLWAY

Double panel radiator.

DINING ROOM 10'37 x 10'84 (3.05m x 3.05m)

UPVC box bay window. Double panel radiator. Television point.

LOUNGE 11'39 x 13'29 (3.35m x 3.96m)

UPVC double glazed French doors to rear. Ornate gas fire. Television point. Under stairs storage cupboard. Television point.

KITCHEN 10'12 x 8'00 (3.05m x 2.44m)

UPVC double glazed window to side. A range of fitted wall and base units. Rolled edge work tops. Electric oven. Gas hob. Overhead extractor fan. Splash wall tiling. Double panel radiator.

LANDING

UPVC double glazed window to side. Shaped.

BEDROOM ONE 14'63 x 11'48 (4.27m x 3.35m)

UPVC double glazed window to front. Television point. Double panel radiator.

BEDROOM TWO 13'86 x 8'73 (3.96m x 2.44m)

UPVC double glazed window to rear. Loft access. Double panel radiator.

BATHROOM 8'68 x 5'50 (2.44m x 1.52m)

UPVC double glazed opaque window to side. Pedestal wash hand basin. Low level WC. Bath. Wall tiling to compliment.

OUTSIDE

To the outside front is a walled block paved driveway with side access leading to a pleasant rear garden with artificial turfed lawn, block paved and raised decked patio areas. To book your viewing call HOME on 0161 7471177

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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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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Not environmentally friendly - higher CO ₂ emissions		
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