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25 Sherborne Road Davyhulme Manchester M41 0GS
Offers over £340,000

GREAT LOCATION & NO CHAIN! HOME ESTATE AGENTS are delighted to bring to the market this extended three bedroom semi-detached property located on the ever popular Sherbourne Road in Davyhulme. Boasting spacious living accommodation to all floors this property is in drop your bags move in condition. The location is excellent for all local amenities and within the catchment area for several popular schools. The accommodation comprises of porch, entrance hallway, bay fronted dining room, extended lounge, kitchen, dining room, utility room and downstairs WC. To the upstairs are three good sized bedrooms and a fitted family bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a walled paved garden and driveway offering ample off road parking. Whilst to the rear is a very well presented mostly lawned rear garden with patio, pond and detached garage. To book your viewing call HOME on 0161 7471177.



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PORCH

ENTRANCE HALLWAY

Oak flooring. Central heating radiator.

DINING ROOM 11'76 x 11'83 (3.35m x 3.35m)

UPVC double glazed bay window to front. Central heating radiator.

LOUNGE 17'74 x 11'83 (5.18m x 3.35m)

UPVC double glazed French doors to rear. Television point. Central heating radiator.

KITCHEN 17'88 x 7'00 (5.18m x 2.13m)

UPVC double glazed window to rear. A range of fitted wall and base units. Rolled edge worktops. Built in double electric oven Gas hob. Integrated dishwasher and fridge. Overhead extractor fan. Splash wall tiling. Tiled floor.

DINING ROOM 16'15 x 5'80 (4.88m x 1.52m)

UPVC double glazed window to rear. Two Velux roof windows. Central heating radiator.

UTILITY ROOM 10'63 x 4'77 (3.05m x 1.22m)

UPVC double glazed window to side. Fitted base units. Rolled edge worktops. Plumbed for white goods. Central heating radiator.

DOWNSTAIRS WC

UPVC double glazed opaque window to front. WC. Wash hand basin.

LANDING

UPVC double glazed window to side. Open balustrade. Shaped.

BEDROOM ONE 12'87 x 11'95 (3.66m x 3.35m)

UPVC double glazed bay window to front. A range of fitted wardrobes. Central heating radiator.

BEDROOM TWO 10'71 x 11'95 (3.05m x 3.35m)

UPVC double glazed window to rear. A range of fitted wardrobes. Central heating radiator.

BEDROOM THREE 7'35 x 7'11 (2.13m x 2.41m)

UPVC double glazed window to front. A range of fitted wardrobes. Central heating radiator.

BATHROOM 7'81 x 7'18 (2.13m x 2.13m)

UPVC double glazed opaque window to rear. Vanity wash hand basin. WC. Bath. Wall tiling to compliment. Tiled floor. Ladder style radiator.

OUTSIDE

To the outside front is a walled paved garden and driveway offering ample off road parking. Whilst to the rear is a very well presented mostly lawned rear garden with patio, pond and detached garage. To book your viewing call HOME on 0161 7471177.

ADDITIONAL INFORMATION

The purchaser has informed us that the furnishings could be purchased additionally.

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.

HOW TO OFFER

Offering on a property:

If you would like to offer on a property please contact the relevant office.

1. We will need your agreement in principle.
2. Proof of deposit
3. Two forms of I.D



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Manton - 9262084, Urmston - 04331861, Stretford - 08259553



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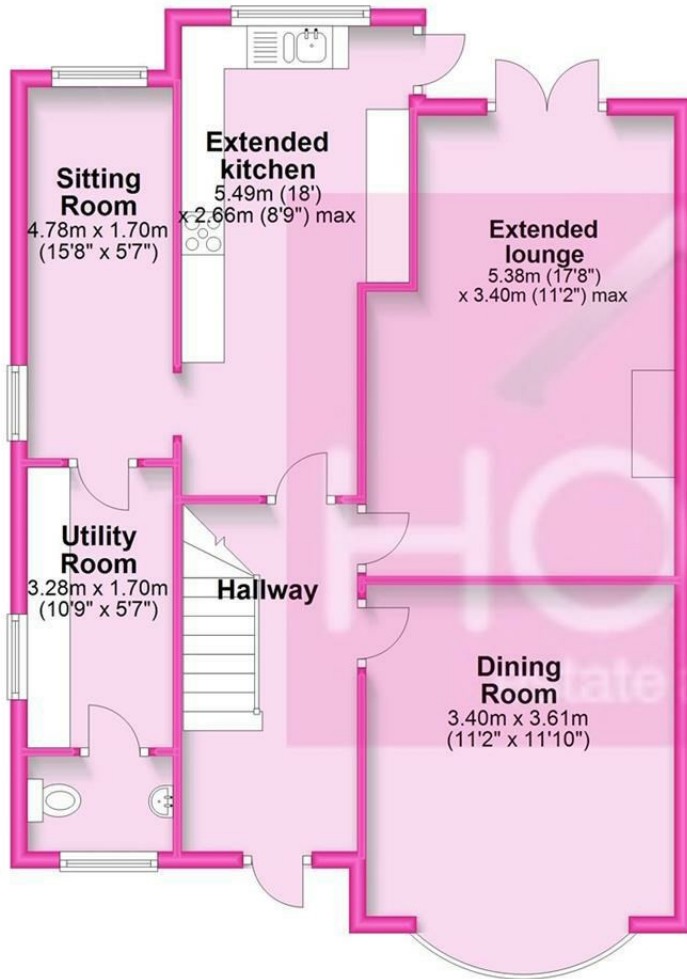
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Ground Floor

Approx. 71.2 sq. metres (766.6 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 110.4 sq. metres (1188.6 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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