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15 Newbury Drive Davyhulme Manchester M41 7FA

Offers over £300,000

STUNNING CONDITION & MUST BE VIEWED! HOME ESTATE AGENTS are proud to bring to the market this superbly presented & tastefully finished four bedroom extended semi detached family residence situated on a peaceful Davyhulme cul de sac. Boasting a double storey extension to the rear & therefore offering a fantastic amount of accommodation. In brief the property comprises welcoming hallway, bay fronted lounge, dining room, modern fitted kitchen, utility room, uPVC double glazed conservatory, shaped landing, home office, three piece family bathroom suite & the well proportioned four bedrooms. The master bedroom has the added feature of a three piece ensuite shower room. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a generous block paved driveway providing ample off road parking whilst to the rear there is a large wooden decked patio with mainly lawned garden beyond with slate chipped beds. It is fenced for privacy & is not overlooked. Ideally placed for transport links, the Trafford Centre & local amenities. To book your viewing call HOME on 01617471177.

- SUPERBLY PRESENTED!
- Dining room
- Ensuite to the master bedroom
- Four bedroom extended semi det'
- Modern kitchen & utility room
- Tastefully decorated
- Spacious lounge
- Three piece bathroom suite
- Driveway to the front



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Hallway 11'4" x 7'10" (3.46 x 2.40)

uPVC double glazed door to the front and uPVC double glazed windows either side. Wooden effect floor and radiator.

Lounge 19'5" x 10'10" (5.93 x 3.31)

uPVC double glazed bay window to the front, radiator and wooden effect floor. Feature in wall living flame gas fire with stone effect surround. Television point and LED spotlights.

Dining room 12'0" x 10'10" (3.67 x 3.32)

uPVC double glazed door leading to the conservatory. Wooden effect floor, LED spotlights and radiator. Open through to the lounge.

Conservatory 11'10" x 11'4" (3.63 x 3.47)

uPVC double glazed on two sides and uPVC double glazed French doors leading to the side. Wall lights and wooden effect floor.

Kitchen 10'11" x 10'9" (3.34 x 3.30)

A comprehensive range of matching fitted wall and base units with a white granite worktop over, matching splash back and window sill. Integrated gas hob, double 'Neff' oven and 'Neff' microwave. Integrated dishwasher. A one and half undermounted sink with mixer tap, uPVC double glazed window to the rear, uPVC double glazed door to the front tiled floor, radiator, over counter feature lighting and LED spotlights.

Utility room 8'2" x 7'9" (2.50 x 2.37)

A range of matching wall and base units with a white granite worktop over, matching splash back and window sill. Space for appliances. uPVC double glazed window to the side and understairs storage cupboard

Shaped landing

Bespoke open balustrade, built in storage cupboard, spotlights, loft access and uPVC double glazed opaque window to the side.

Bedroom one 13'6" x 10'9" (4.13 x 3.29)

A range of modern fitted wardrobes ample hanging and shelving space, fitted bedside cabinets with drawers and fitted headboard. Velux window, uPVC double glazed window to the rear, LED spotlights and radiator.

Ensuite 3'4" x 7'8" (1.02 x 2.34)

uPVC double glazed window to the rear. A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiled floor and tiling to compliment. LED spotlights.

Bedroom two 10'1" to the drobes x 10'7" (3.08 to the drobes x 3.23)

uPVC double glazed bay window to the front and radiator. A range of modern built in wardrobes with ample hanging and shelving space. Fitted drawers.

Bedroom three 10'11" x 8'5" (3.33 x 2.58)

A range of modern built in wardrobes with ample hanging and shelving space. uPVC double glazed window to the rear and radiator. LED spots and television point.

Bedroom four 7'2" x 7'10" (2.20 x 2.39)

uPVC double glazed window to the front and radiator.

Home office 6'1" x 7'7" (1.87 x 2.32)

A range of fitted wardrobes with hanging and shelving space

Bathroom 7'10" x 5'6" (2.39 x 1.70)

A three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over fed from the combination boiler. Tiled floor and tiling to compliment. uPVC double glazed window to the side, LED spotlights and ladder radiator.

Externally

Externally to the front there is a generous block paved driveway providing ample off road parking whilst to the rear there is a large wooden decked patio with mainly lawned garden beyond with slate chipped beds. It is fenced for privacy & is not overlooked.

Tenure

WE have been advised by our client that the property is Freehold.

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

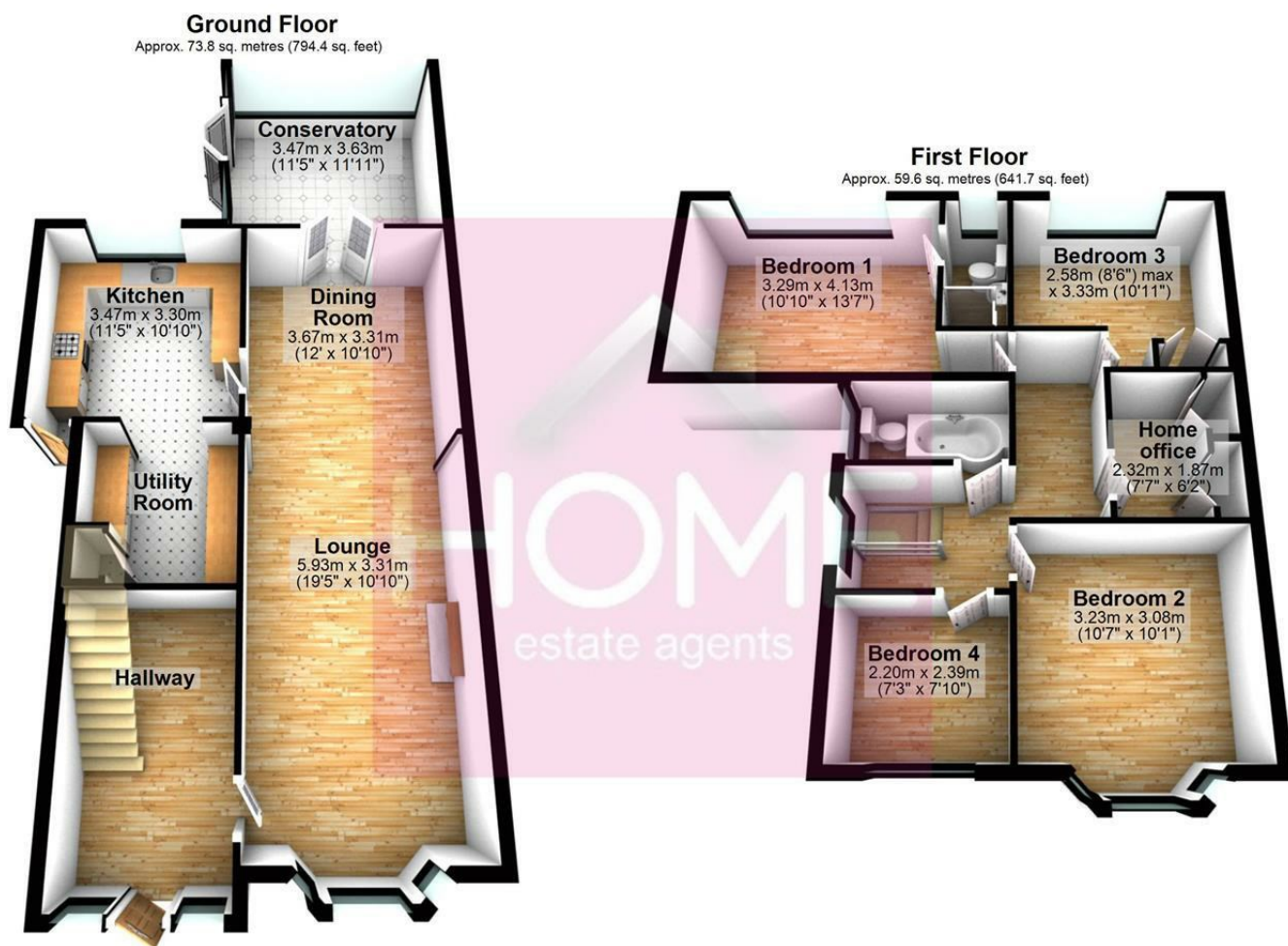


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Total area: approx. 133.4 sq. metres (1436.1 sq. feet)

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		
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