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30 Barton Road Davyhulme Manchester M41 7WA
£255,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to bring to the market this charming three bedroom semi-detached property located on Barton Road in Davyhulme. This pleasant semi boasts spacious living accommodation to all floors and is conveniently located for access to all local amenities including fantastic transport links and excellent schooling. The accommodation comprises of porch, hall, living room, open plan kitchen/dining room and orangery. 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 pattern concrete garden and driveway offering ample off road parking. through the double gates to the side of the property the driveway continues and leads to the spacious rear garden and detached garage. To view this property call HOME.

- Popular location
- Orangery
- Garage
- **NO VENDOR CHAIN**
- Three good sized bedrooms
- Freehold
- Open plan kitchen/dining room
- Ample off road parking
- Well presented



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PORCH

HALL

Radiator.

LIVING ROOM 14'43 x 13'00 (4.27m x 3.96m)

UPVC double glazed window to front. Gas fire . Central heating radiator.

OPEN PLAN KITCHEN/DINING ROOM 16'14 x 16'16 (4.88m x 4.88m)

Two uPVC double glazed windows to rear. a range of fitted wall and base units. Rolled edge worktops. Built in electric oven. Gas hob. Overhead extractor fan. Splash wall tiling. Central heating radiator.

ORANGERY 9'36 x 8'18 (2.74m x 2.44m)

UPVC double glazed window to side and rear.

LANDING

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

BEDROOM ONE 13'12 x 9'83 (3.96m x 2.74m)

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

BEDROOM TWO 9'52 x 9'83 (2.74m x 2.74m)

UPVC double glazed window to rear. Central heating radiator.

BEDROOM THREE 6'03 x 6'89 (1.91m x 1.83m)

UPVC double glazed window to front. Central heating radiator.

OUTSIDE

To the outside front is a walled pattern concrete garden and

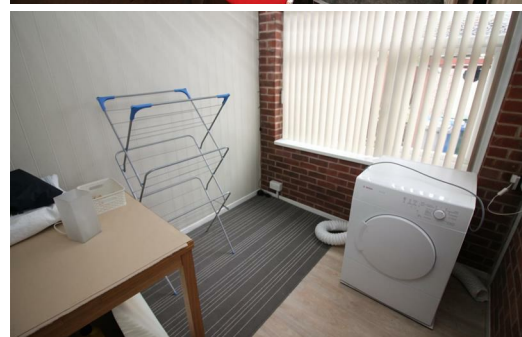
driveway offering ample off road parking. through the double gates to the side of the property the driveway continues and leads to the spacious rear garden and detached garage. To view this property call HOME.

TENURE

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



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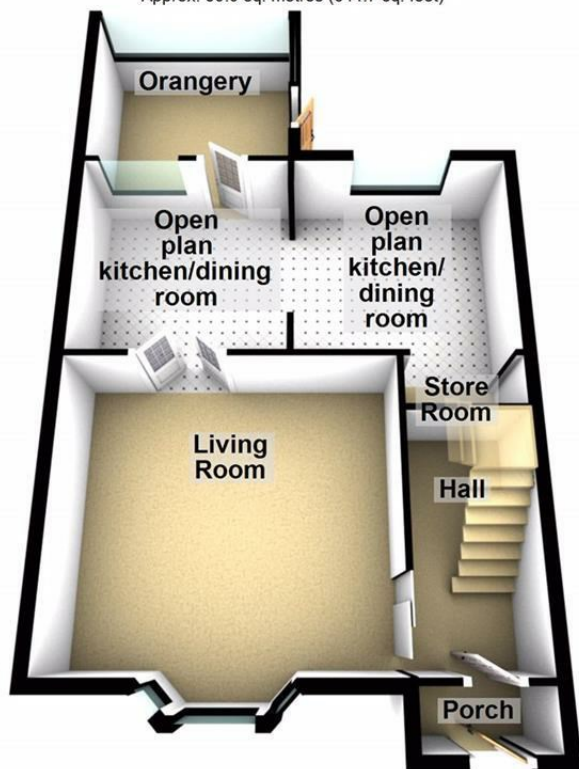
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Ground Floor

Approx. 59.9 sq. metres (644.7 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Total area: approx. 107.7 sq. metres (1159.1 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		
England & Wales	EU Directive 2002/91/EC	



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