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21 Rochester Road Davyhulme Manchester M41 0RS

Offers over £369,999

POPULAR LOCATION! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom extended semi detached property situated with the popular 'Canterbury Road' area of Davyhulme. In brief the property comprises hallway, bay fronted lounge, dining room, extended breakfast kitchen, shaped landing, the three well proportioned bedrooms & a four piece bathroom suite. The property is uPVC double glazed & is warmed by gas central heating. Externally to the front of the property there is a pleasant garden with driveway providing ample off road parking. To the rear there is a generous garden which offers potential for further extensions subject to obtaining the required planning consent. Perfectly placed for the ever growing amenities of the area, popular schools & transport links. To book your viewing call the team at HOME.

- Three bedroom semi detached
- Dining room
- uPVC double glazed
- Popular location
- Extended family home
- Breakfast kitchen
- Gas central heating
- Bay fronted lounge
- Four piece bathroom suite
- Large rear garden

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Hallway

UPVC double glazed door to front with UPVC double glazed surround. Wooden effect flooring, picture rail, under stairs storage cupboard and radiator.

Lounge 11'8" x 13'2" (3.57m x 4.02)

UPVC double glazed bay window to front, picture rail and wooden effect flooring. Radiator and open through to the dining room.

Dining room 12'3" x 11'8" (3.74m x 3.57m)

UPVC double glazed French doors leading to the rear garden, wooden effect flooring, radiator and picture rail.

Breakfast kitchen 8'7" x 13'4" (2.64m x 4.08m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and half unique Belfast style sink with mixer tap. Integrated hob, extractor and double oven. Space for appliances. Fitted breakfast bar, gas central heating boiler and radiator. Barn doors giving access to the rear garden. Double glazed window to rear.

Shaped landing

Open balustrade, picture rail and UPVC double glazed opaque window to side.

Bedroom one 14'2" x 11'8" (4.32m x 3.56m)

UPVC double glazed bay window to front, picture rail and radiator. A comprehensive range of built-in wardrobes with ample hanging in shelving space. Fitted over bed storage, display shelving drawers.

Bedroom two 11'6" x 11'8" (3.51m x 3.56m)

UPVC double glazed window to rear, picture rail and radiator. A range of built-in wardrobes with ample hanging in shelving space, fitted drawers, desk and display shelving.

Bedroom three 7'8" x 7'2" (2.36m x 2.19m)

UPVC double glazed window to front, wooden effect flooring, picture rail and fitted storage cupboard.

Bathroom 7'8" x 7'10" (2.35m x 2.40m)

A four piece suite comprises low-level WC, vanity wash handbasin with storage below, bath and separate shower cubicle. UPVC double glazed opaque window to rear, radiator, loft access and tiled floor.

Externally

To the front of the property there is a pleasant garden with driveway providing ample off road parking. To the rear there is a generous garden which offers potential for further extensions subject to obtaining the required planning consent.

Tenure

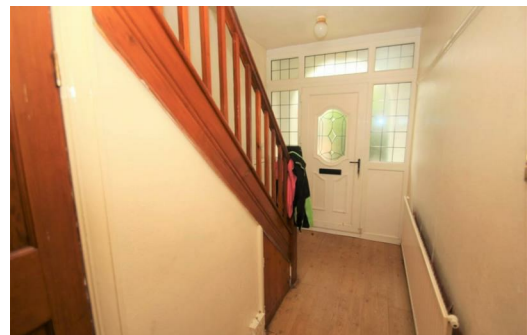
The property is leasehold with the ground rent a £5.00 payable annually

Council tax

The property is council tax band C

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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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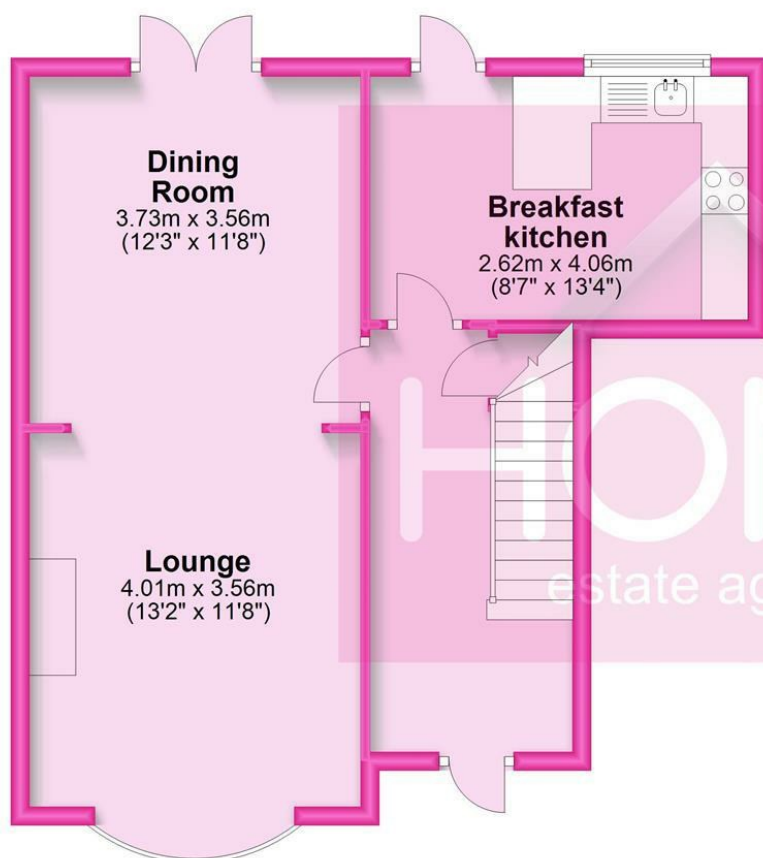
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Ground Floor

Approx. 49.7 sq. metres (534.9 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 95.6 sq. metres (1028.7 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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