



160 Lostock Road Davyhulme Manchester M41 0TA

£399,950

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom extended detached family residence which is being sold with no vendor chain. Boasting space in abundance & occupying a generous corner plot, we feel an early viewing is essential. In brief the accommodation comprises porch, welcoming hallway, bay fronted dining room, lounge, conservatory, modern fitted kitchen, sitting room, shaped landing, the three well proportioned bedrooms & a four piece bathroom suite. The property is warmed by gas central heating & is double glazed. Externally to the front there is a block paved driveway providing ample off road parking, leading to the garage. There is also a lawned front garden with mature beds. To the southerly facing rear there is a wooden decked patio, paved pathway & lawned garden. There is also an additional driveway to the rear providing more off road parking. To the side there is a continuation of the lawned garden which is fenced for privacy. Perfectly placed for the well regarded schools, transport links & amenities. To book your viewing call the team at HOME.

- No vendor chain!
- Three reception rooms
- Four piece bathroom
- Gardens on three sides
- Extended detached
- Conservatory
- Driveway & garage
- Three bedrooms
- Modern kitchen
- Additional driveway to the rear



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Porch 6'0 x 4'1 (1.83m x 1.24m)

Hardwood door to the front. Hardwood glazed on three sides. Door through to the hallway.

Hallway 12'10 x 6'4 (3.91m x 1.93m)

Door to the front with glazed surround. Wooden effect floor, picture rail, wooden effect floor and radiator. Understairs storage cupboard.

Dining room 13'0 x 12'0 (3.96m x 3.66m)

Hardwood double glazed bay window to the front and uPVC double glazed window to the side. Feature fire surround, back and hearth housing an electric fire. Coved ceiling, wooden effect floor and radiator.

Lounge 14'11 x 13'6 (4.55m x 4.11m)

Inglenook fireplace with stained and leaded windows. Feature fire surround, back and hearth housing a living flame gas fire. Wooden effect floor, plate rack, radiator and double doors leading to the conservatory.

Conservatory 11'7 x 8'10 (3.53m x 2.69m)

uPVC double glazed on three sides and uPVC double glazed French doors leading to the rear garden. Wooden effect floor and radiator.

Kitchen 15'10 x 10'5 (4.83m x 3.18m)

uPVC double glazed window to the side and uPVC double glazed door leading to the side. A comprehensive range of fitted wall and base units with a rolled edged worktop over. Space for appliances. Incorporating a one and a half unit sink with splash tiling. Wooden effect floor, spotlights and radiator.

Sitting room 15'10 x 11'1 (4.83m x 3.38m)

Hardwood double glazed window to the rear. uPVC double glazed French doors leading to the rear garden. Wooden effect floor, wall lights, coved ceiling and radiator.

Shaped landing

Double glazed window to the side. Open balustrade.

Bedroom one 14'6 x 10'11 (4.42m x 3.33m)

Hardwood double glazed bay window to the front and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted dresser.

Bedroom two 12'5 x 10'11 (3.78m x 3.33m)

uPVC double glazed window to the rear and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted dresser.

Bedroom three 7'10 x 7'6 (2.39m x 2.29m)

Hardwood double glazed bay window to the front, picture rail and radiator.

Family bathroom 10'7 x 7'11 (3.23m x 2.41m)

uPVC double glazed opaque window to the rear. A four piece suite comprises low level WC, vanity wash hand basin, bath with whirlpool jets and a separate built in shower cubicle. Tiling to compliment and radiator.

Garage

An integral garage with up and over door. Power and lighting.

Externally

Externally to the front there is a block paved driveway providing ample off road parking, leading to the garage. There is also a lawned front garden with mature beds. To the southerly facing rear there is a wooden decked patio, paved pathway and lawned garden. There is also an additional driveway to the rear providing more off road parking. To one side there is a continuation of the lawned garden which is fenced for privacy. To the other side there is a paved pathway and access to the garage.

Tenure

We have been advised that the property is Leasehold.

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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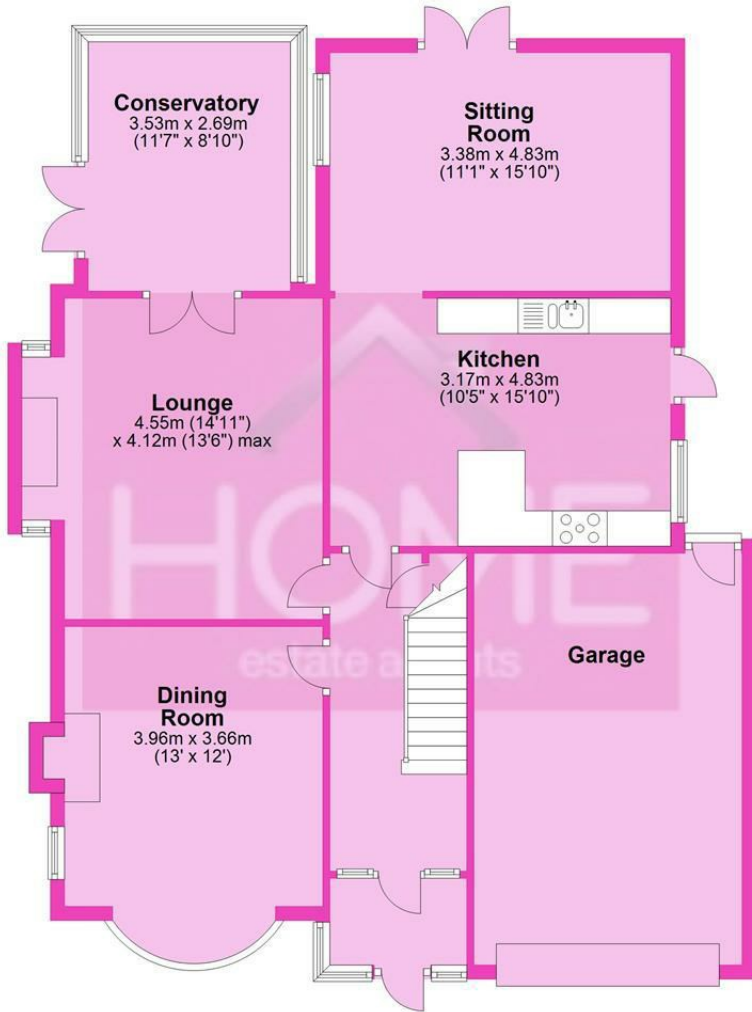
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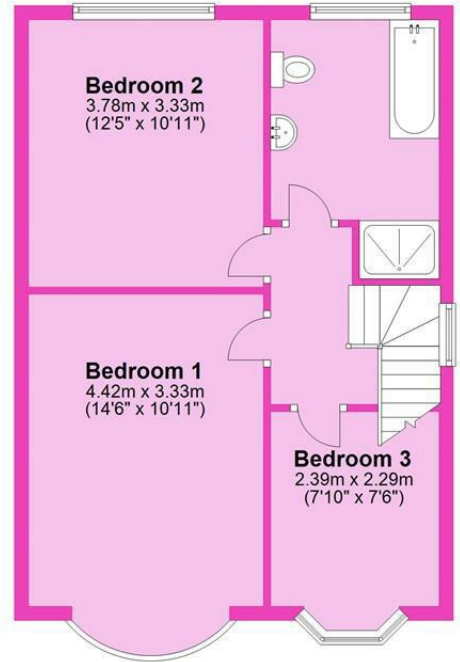
Ground Floor

Approx. 111.6 sq. metres (1200.8 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 158.7 sq. metres (1708.0 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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