



## 37 Bent Lanes Davyhulme Manchester M41 8PB

### £220,000

**SOLD WITH NO VENDOR CHAIN!** HOME ESTATE AGENTS are delighted to bring to the market this three bedroom extended Victorian semi detached property. Positioned off the road & therefore offering a peaceful setting & making an early viewing essential. In brief the accommodation comprises hallway, lounge, dining kitchen, playroom/dining room, downstairs bedroom, downstairs three piece shower room, landing, the two further bedrooms & a three piece white bathroom suite. uPVC double glazed & gas central heating. Externally to the front there is a gravelled driveway providing ample off road parking. There is a further decked patio area along with ornate garden beyond. As the property is being sold with no vendor chain there is an early completion date possible. A short distance from the well regarded schools & amenities. To book your viewing call HOME on 01617471177

- VICTORIAN PROPERTY!
- Three bedroom semi detached
- Extended
- Lounge
- Playroom/dining room
- Shower room
- Three piece bathroom suite
- uPVC double glazed
- Gas central heated



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**Hallway 3'2 x 3'6 (0.97m x 1.07m)**

uPVC double glazed door to the front and tiled floor.

**Lounge 13'8 x 12'2 (4.17m x 3.71m)**

uPVC double glazed window to the front, wall mounted electric fire, radiator and television point.

**Dining kitchen 12'2 x 12'0 (3.71m x 3.66m)**

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. Space for range style cooked and other appliances. Tiled floor, radiator, uPVC double glazed window to the rear and stairs to the first floor.

**Inner hallway**

Access to downstairs shower room and playroom/dining room.

**Shower room 6'10 x 4'22 (2.08m x 1.28m)**

A three piece suite comprises enclosed low level WC, vanity wash hand basin and shower cubicle. Tiling to compliment and tiled floor. Extractor fan and uPVC double glazed opaque window to the side. Ladder radiator.

**Dining room/playroom 12'4 x 10'5 (3.76m x 3.18m)**

A range of fitted wardrobes with ample hanging and shelving space. uPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear courtyard. This room could be used as an extra sleeping area.

**Bedroom three 14'5 x 6'6 (4.39m x 1.98m)**

Located downstairs. uPVC double glazed window to the side, radiator and wood floor.

**Shaped landing**

Loft access and closed balustrade.

**Bedroom one 12'2 x 12'0 (3.71m x 3.66m)**

uPVC double glazed window to the front and radiator. A range of mirrored wardrobes with hanging and shelving space.

**Bedroom two 10'0 x 6'11 (3.05m x 2.11m)**

uPVC double glazed window to the rear and radiator. A range of built wardrobes with hanging and shelving space.

**Externally**

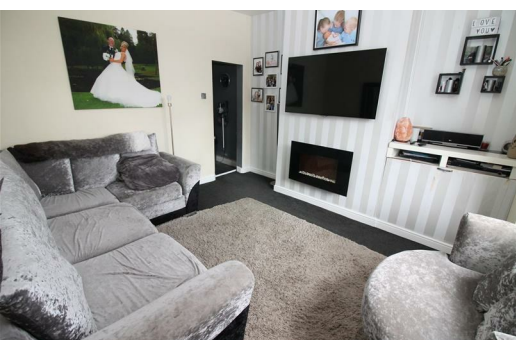
Externally to the front there is a gravelled driveway providing ample off road parking. There is a further decked patio area along with ornate garden beyond. To the rear there is a further paved courtyard that is fenced for privacy.

**Tenure**

We have been advised 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.

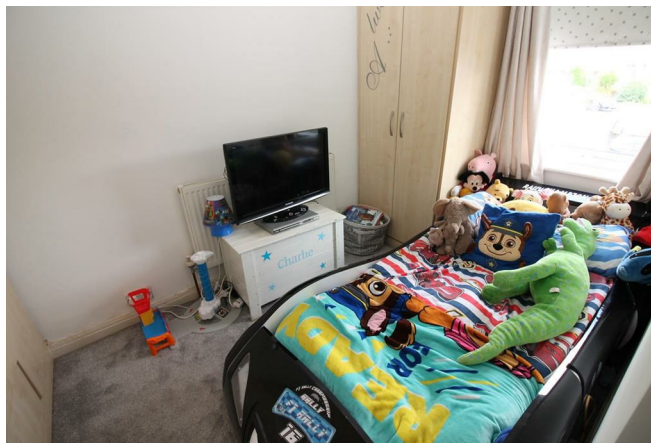
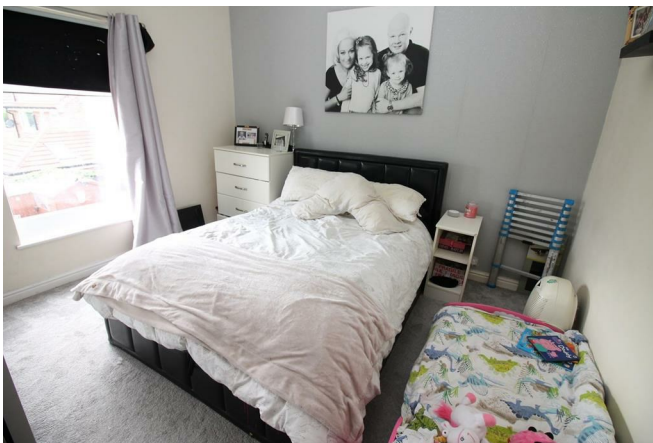


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

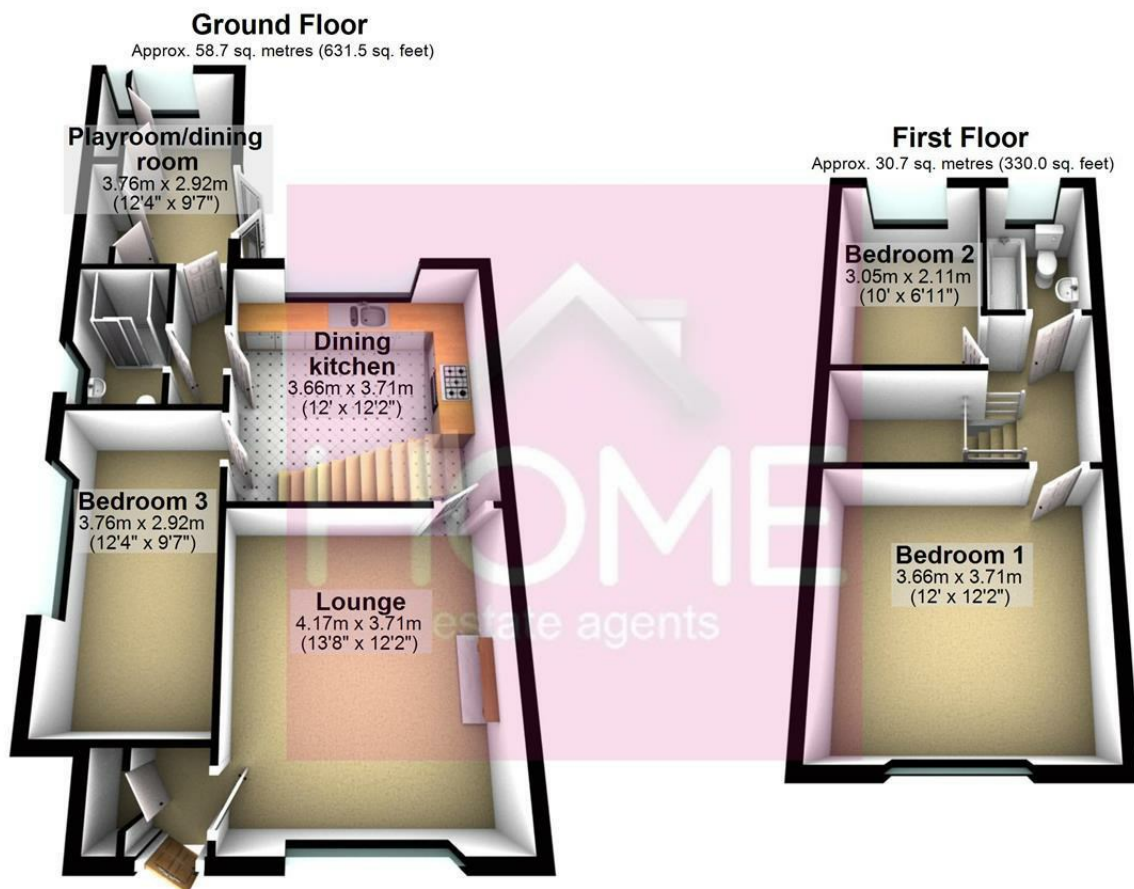


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Total area: approx. 89.3 sq. metres (961.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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