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3 Stroma Gardens Davyhulme Manchester M41 7ER

Offers over £225,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this three bedroom semi detached property situated in the popular area of Davyhulme. The property is being sold with no vendor chain. In brief the accommodation comprises entrance porch, lounge, dining kitchen, shaped landing, the three well proportioned bedrooms & three piece shower room. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a pleasant mainly paved ornate garden with beds. To the rear there is a paved ornate garden which is fenced for privacy. The property benefits from a garage. Ideally placed for transport links & local amenities. To book your viewing call the team at HOME.

- Three bedroom town house
- Three piece shower room
- Gardens front & rear
- Close to amenities
- Lounge
- uPVC double glazed
- Garage
- Dining kitchen
- Gas central heated
- No vendor chain

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Entrance porch

uPVC double glazed door to the front and uPVC double glazed window to the front. Entrance to the lounge.

Lounge 14'5" x 14'7" (4.40m x 4.46m)

uPVC double glazed window to the front and door from the entrance porch. Wooden fire surround with marble effect back and hearth housing an electric fire. Wall lights and radiator.

Dining kitchen 14'7" x 10'2" (4.46m x 3.10m)

A range of fitted wall and base units with a rolled edged worktop over. Integrated gas hob, double oven and extractor fan. Space for appliances. Incorporating a single unit sink with mixer tap. Splash tiling, radiator and understairs storage cupboard. Two uPVC double glazed windows to the rear and uPVC double glazed door leading to the rear garden.

Shaped landing

Open balustrade and loft access.

Bedroom one 8'10" x 15'8" (2.70m x 4.80m)

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

Bedroom two 8'10" x 9'2" (2.70m x 2.80)

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

Bedroom three 6'0" x 10'5" (1.85m x 3.20m)

uPVC double glazed window to the front and radiator. Built in storage cupboard.

Shower room 6'4" x 6'0" (1.94m x 1.85m)

uPVC double glazed opaque window to the rear and radiator. A three piece suite comprises low level WC, vanity wash hand basin and shower cubicle. Tiling to compliment, ladder radiator and uPVC double glazed window to the rear.

Externally

Externally to the front there is a pleasant mainly paved ornate garden with beds. To the rear there is a paved ornate garden which is fenced for privacy. The property benefits from a garage.

Tenure

The property is leasehold with a ground rent of £8.00 payable every six months.

Council tax

The property is council tax band B.

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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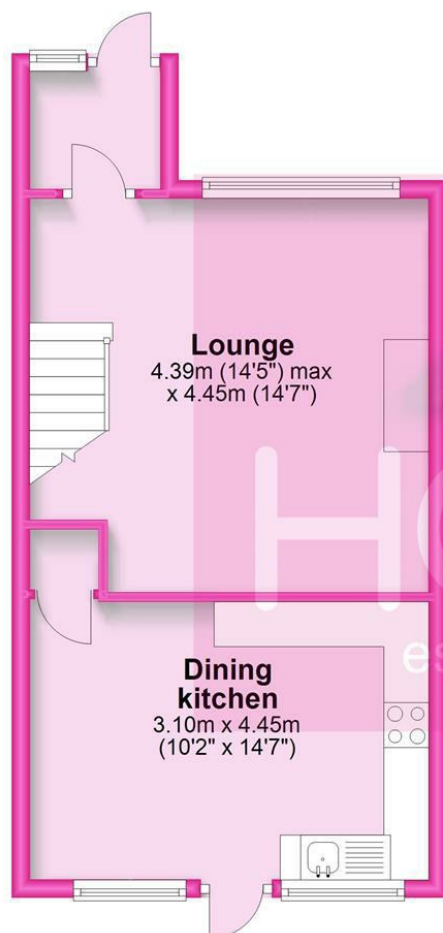
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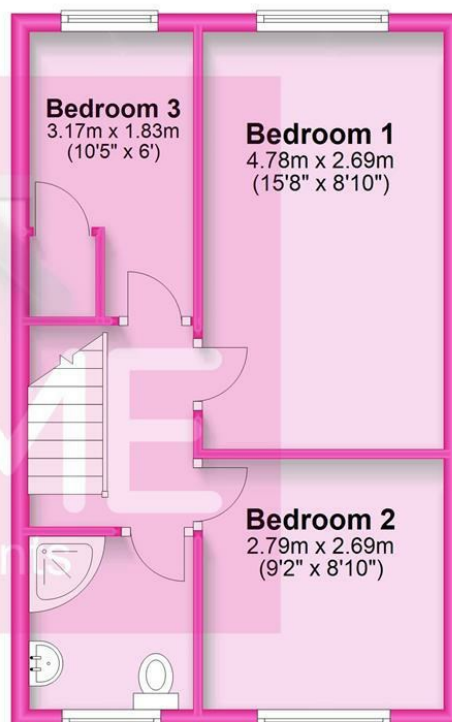
Ground Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 69.2 sq. metres (745.1 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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