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170 Woodhouse Road Davyhulme Manchester M41 8NU

£265,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this much loved two bedroom detached true bungalow situated in the popular area of Davyhulme. Benefiting from being sold with no vendor chain and in 'move in' condition, we feel an early viewing is essential. In brief the property comprises welcoming entrance porch, hallway, spacious lounge, fitted kitchen, the two well proportioned bedrooms, uPVC double glazed conservatory and three piece shower room. The property is warmed by gas central heating and is majority uPVC double glazed. Externally to the front there is a lawned garden with driveway providing ample off road parking which leads to the side where there is a carport and access to the rear. To the rear there is a paved patio area with generous lawn garden beyond and a further patio area. The rear garden benefits for not being overlooked. Ideally positioned to enjoy the ever growing amenities of the area, green spaces and transport links. To book your viewing call the team at HOME.

- No vendor chain
- Spacious lounge
- Three piece shower room
- Not overlooked at the rear
- Two bedroom detached
- Fitted kitchen
- Generous driveway & car port
- True bungalow
- Conservatory
- Gardens front & rear

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Entrance porch

UPVC double glaze sliding door to front and UPVC double glazed windows to three sides. Towel floor and doors giving access to the hallway.

Hallway

Double glazed opaque door to front and uPVC double glazed window to front. Built in storage cupboard housing the 'Worcester' gas central heating boiler. Radiator and door giving access to the lounge.

Lounge 15'11 x 10'10 (4.85m x 3.30m)

UPVC double glazed window to front, ceiling rose and coved ceiling. Radiator. Wall mounted gas fire.

Inner hallway

Loft access.

Kitchen 9'6 x 8'6 (2.90m x 2.59m)

Double glazed opaque door to side and window to side. A comprehensive range of fitted wall and base units with a wooden effect worktop over. Space for appliances. Incorporating a single unit sink with mixer tap. Tiling to compliment, tiled floor and radiator.

Bedroom one 12'10 x 9'9 (3.91m x 2.97m)

UPVC double glazed window to rear and uPVC double glazed opaque door giving access to the conservatory. A comprehensive range of fitted wardrobes with ample hanging and shelving space, overhead storage cupboards. Fitted drawers with dresser and vanity mirror. Radiator

Bedroom two 9'3 x 9'8 (2.82m x 2.95m)

Window to rear and radiator. Fitted wardrobes with hanging and shelving space.

Conservatory 10'0 x 7'6 (3.05m x 2.29m)

UPVC double glazed on two sites and UPVC double glazed roof. UPVC double glazed door to side giving access to the rear garden. Wooden effect flooring, Wall light and radiator.

Shower room 6'6 x 5'6 (1.98m x 1.68m)

Opaque window to side. A three piece suite comprises level WC, wash hand basin and large walk in shower cubicle with glass screen. Tiling to compliment and radiator.

Externally

Externally to the front there is a lawned garden with driveway providing ample off road parking which leads to the side where there is a carport and access to the rear. To the side there is an outside tap and external power. To the rear there is a paved patio area with generous lawn garden beyond and a further patio area. The rear garden benefits for not being overlooked.

Tenure

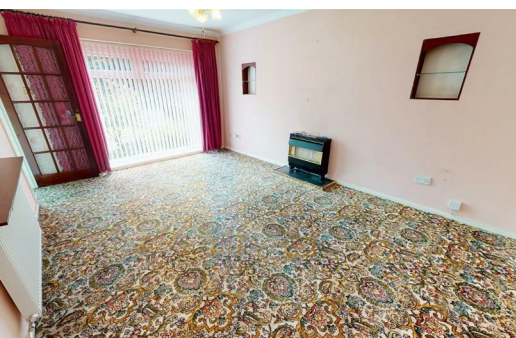
The property is leasehold with a ground rent of £25.00 per year.

Council tax

We have been advised that the council tax band is 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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Ground Floor

Approx. 62.6 sq. metres (673.4 sq. feet)



Total area: approx. 62.6 sq. metres (673.4 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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