



## 104 Woodhouse Road Davyhulme Manchester M41 8WU

### £360,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this superbly presented three bedroom semi detached family residence which must be viewed to be appreciated. If you are looking for a property in genuine 'move in' condition be sure to book your viewing early. In brief the property to the ground floor comprises welcoming hallway, bay fronted lounge, 21ft modern dining kitchen, conservatory, sitting room, utility room & downstairs WC. To the first floor there is a shaped landing, the three well proportioned bedrooms & a three piece contemporary shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a gravelled driveway providing ample off road parking. The rear garden is a real treat for any family. Boasting a large paved patio area, lawned garden, further patio area & outdoor entertaining area. Due to the size of the rear garden there is genuine potential for extensions subject to obtaining the required planning consent. Perfectly placed for the well regarded schools & amenities. To book your viewing call the team at HOME.

- Superbly presented
- Modern dining kitchen
- Large conservatory
- 'Move in' condition!
- Three bedroom semi detached
- Utility room
- Three piece shower room
- Bay fronted lounge
- Sitting room
- Impressive rear garden



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### Hallway

uPVC double glazed door to the front and uPVC double glazed window to the front. Wooden effect floor, understairs storage cupboard and radiator.

### Lounge 13'11" x 14'2" (4.26m x 4.32m )

uPVC double glazed bay window to the front and radiator. Double doors leading to the dining kitchen.

### Downstairs WC 3'1" x 6'9" (0.94m x 2.06m )

A two piece suite comprises low level WC and wash hand basin with storage below. Tiling to compliment and wooden effect floor.

### Dining kitchen 21'1" x 9'0" (6.44m x 2.75m )

A comprehensive range of fitted wall and base units with a wooden effect worktop over. Integrated double oven, hob and extractor fan. Incorporating a single unit sink with mixer tap. Splash tiling, wooden effect floor, radiator and open through to the conservatory. uPVC double glazed window to the rear.

### Conservatory 13'8" x 9'2" (4.18m x 2.81m )

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

### Sitting room 14'4" x 9'1" (4.37m x 2.77m )

uPVC double glazed window to the front, spotlights and radiator.

### Utility room 6'9" x 5'8" (2.06m x 1.75m )

A fitted worktop with space below for appliances. uPVC double glazed window to the rear, wooden effect floor and radiator.

### Shaped landing

Open balustrade and uPVC double glazed window to the side. Loft access.

### Bedroom one 12'4" x 12'1" (3.77m x 3.69m )

uPVC double glazed window to the front and radiator.

### Bedroom two 8'9" x 12'1" (2.67m x 3.69m )

uPVC double glazed window to the rear and radiator.

### Bedroom three 8'8" x 9'1" (2.65m x 2.79m )

uPVC double glazed window to the front and radiator.

### Shower room 8'7" x 8'8" (2.63m x 2.65m )

A modern three piece suite comprises low level WC, wash hand basin with storage below and large shower cubicle. Tiling to compliment, spotlights and radiator. uPVC double glazed windows to the rear.

### Externally

To the front of the property there is a gravelled driveway providing ample off road parking. The rear garden is a real treat for any family. Boasting a large paved patio area, lawned garden, further

patio area and outdoor entertaining area. There is a garden shed. Due to the size of the rear garden there is genuine potential for extensions subject to obtaining the required planning consent.

### Tenure

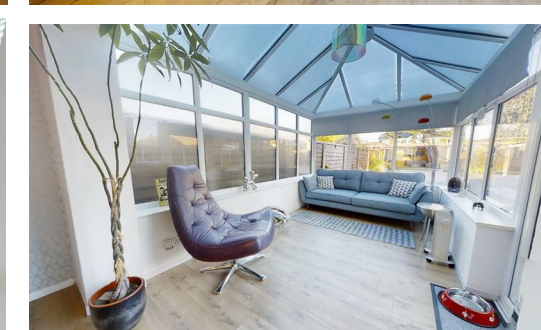
Freehold

### 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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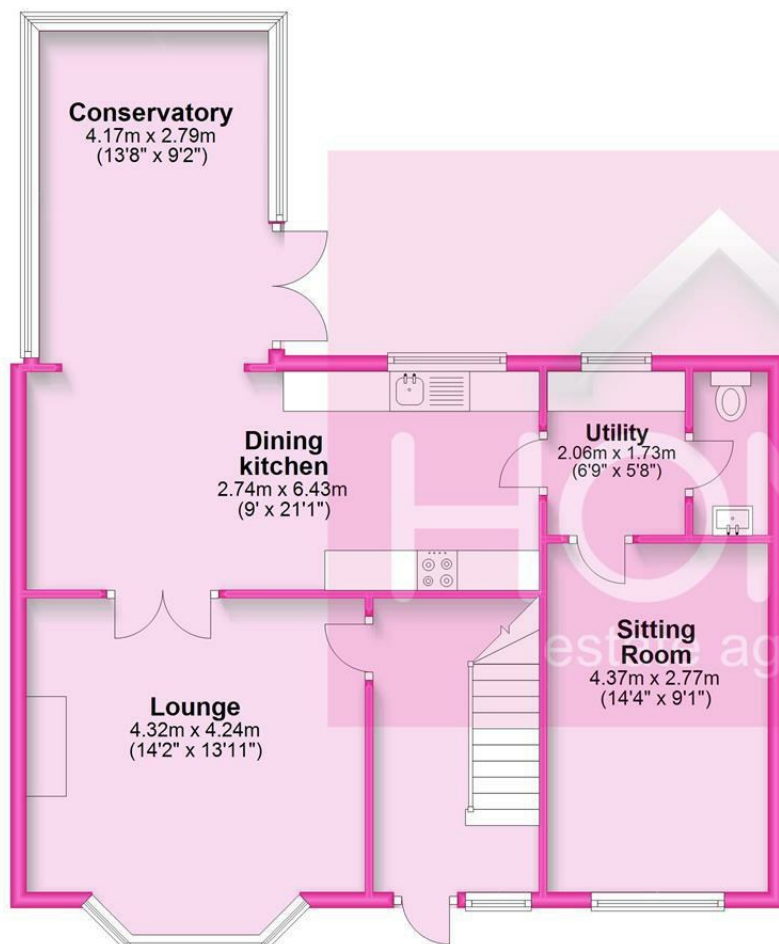


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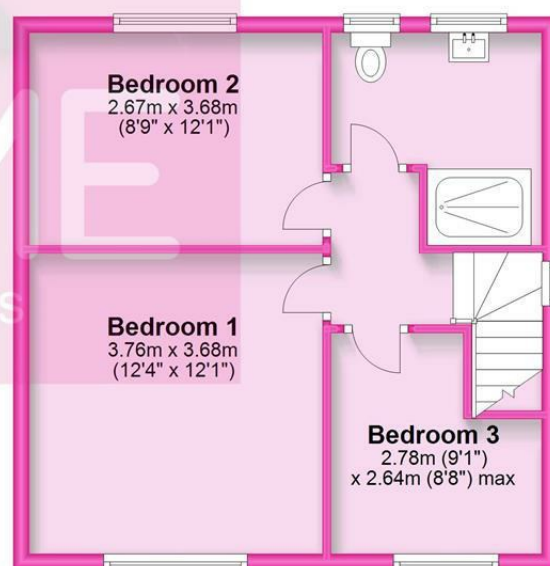
## Ground Floor

Approx. 75.7 sq. metres (814.6 sq. feet)



## First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 119.0 sq. metres (1280.5 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>		
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