



11 Newstead Road Davyhulme Manchester M41 0QQ

£430,000

POPULAR LOCATION! HOME ESTATE AGENTS are delighted to offer for sale this four bedroom extended detached family residence situated within the always popular 'Canterbury Road' area of Davyhulme. In brief the property comprises entrance porch, hallway, downstairs WC, bay fronted dining room, home office, extended lounge, extended dining kitchen, utility room, shaped landing, the four well proportioned bedrooms & a four piece bathroom suite. The property is warmed by gas central heating & majority uPVC double glazed. Externally to the front there is a paved driveway providing ample off road parking whilst to the rear there is a pleasant garden which is fenced for privacy. Perfectly placed for the well regarded schools & amenities. To book your viewing call the team at HOME.

- An extended detached
- Home office
- Utility room
- Ideal for popular schools
- Four bedrooms
- Extended lounge
- Four piece bathroom
- Bay fronted dining room
- Dining kitchen
- Driveway & garden



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Entrance porch

uPVC double glazed door to the front and uPVC double glazed on three sides. Door through to the hallway.

Hallway

Door to the front with glazed surround. Picture rail, wooden effect floor and radiator. Stairs to the first floor.

Home office 7'1" x 13'7" (2.17m x 4.16m)

uPVC double glazed window to the front, picture rail, wooden effect floor and radiator.

Dining room 12'9" x 12'3" (3.90m x 3.74m)

uPVC double glazed bay window to the front. Original stained and leaded window to the side. Picture rail, wooden effect floor and radiator.

Extended lounge 22'4" x 12'3" (6.83m x 3.74m)

uPVC double glazed window to the rear and uPVC double glazed door leading to the rear garden. Original stained and leaded window to the side. Coved ceiling, wall lights and radiator.

Dining kitchen 14'2" x 9'0" (4.32m x 2.75m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Space for other appliances. Incorporating a one and a half unit sink with mixer tap. Splash tiling, wooden effect floor, display shelving and radiator. Window to the rear.

Utility room 7'2" x 10'2" (2.20m x 3.12m)

uPVC double glazed window to the rear and door to the side leading to the rear garden.

Fitted worktop and storage cupboard. Gas central heating boiler. Wooden effect floor.

Downstairs WC

A two piece suite comprises low level and wash hand basin. Extractor fan. Wooden effect floor and tiling to compliment.

Shaped landing

Open balustrade, picture rail and loft access.

Bedroom one 11'6" x 13'5" (3.51m x 4.11m)

uPVC double glazed bay window the front and radiator. A range of fitted and built in wardrobes with ample hanging/shelving space. Fitted drawers.

Bedroom two 11'6" x 11'3" (3.51m x 3.43m)

uPVC double glazed window to the rear, picture rail and radiator. A range of fitted wardrobe with ample hanging and shelving space. Fitted desk and shelving.

Bedroom three 9'10" x 6'10" (3.00m x 2.09m)

uPVC double glazed window to the front, coved ceiling and radiator.

Bedroom four 7'6" x 7'0" (2.29m x 2.15m)

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

Bathroom 15'1" x 5'11" (4.61m x 1.81m)

A four piece suite comprises low level WC, wash hand basin, bath and shower cubicle. Tiling to compliment, spotlights, ladder radiator and extractor fan. Two uPVC double glazed opaque windows to the rear.

Externally

Externally to the front there is a generous driveway providing ample off road parking. To the rear there is a block paved patio, circular lawned area and garden shed.

Tenure

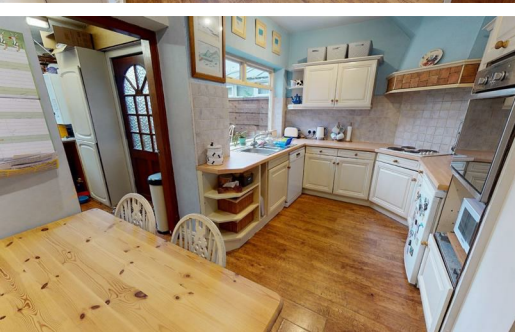
The property is Freehold.

Council tax

The property is council tax band D.

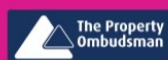
Property disclaimer

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.

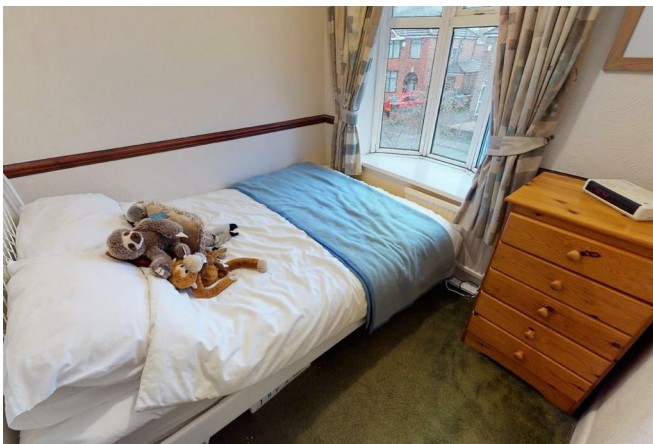
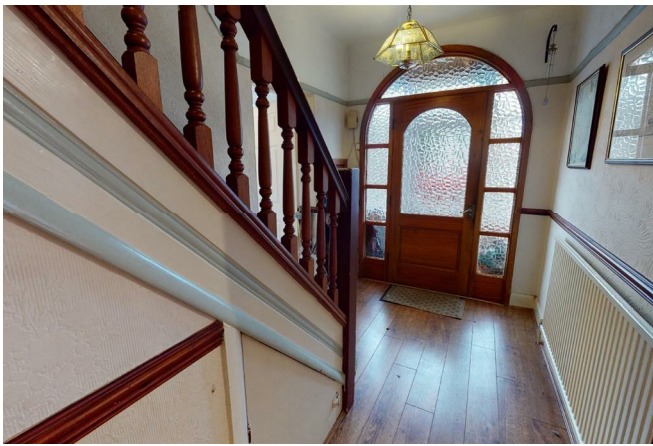


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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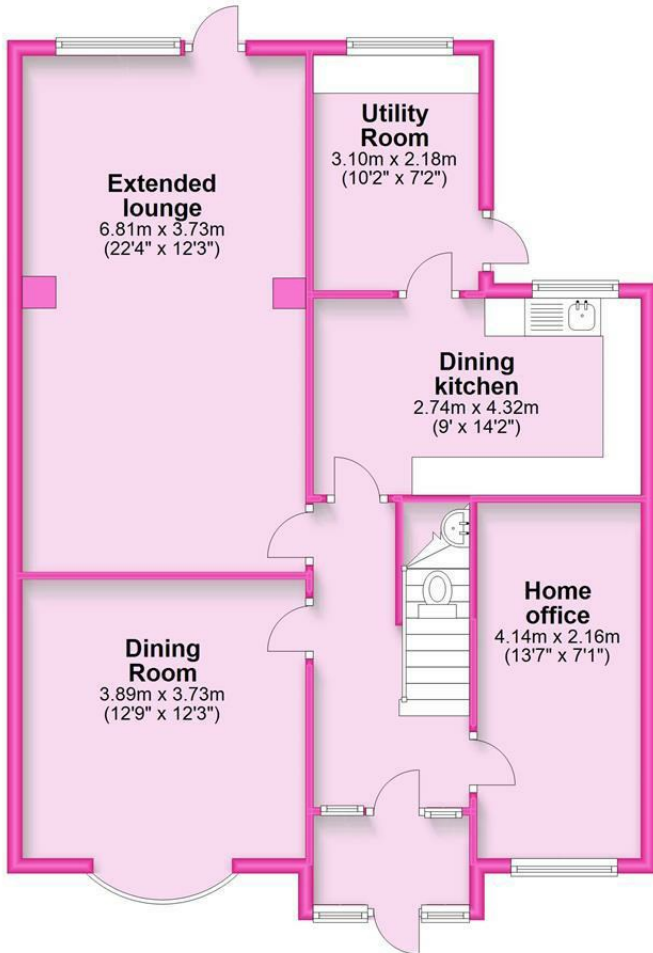
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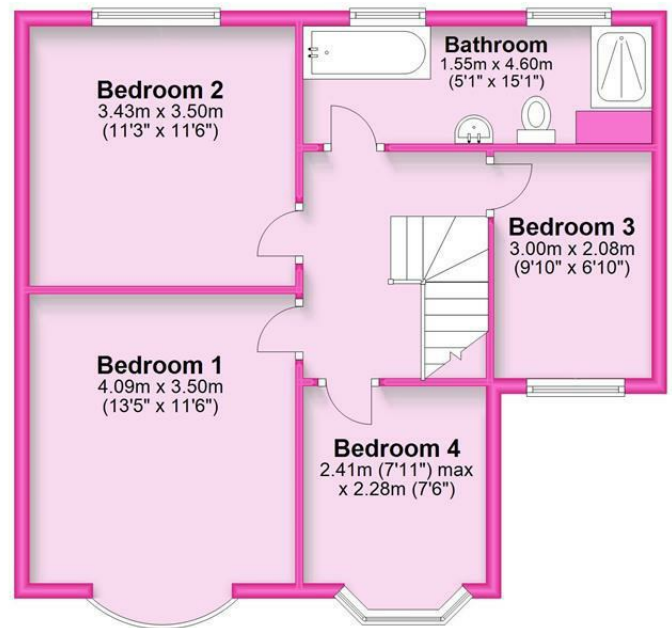
Ground Floor

Approx. 82.4 sq. metres (886.6 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



Total area: approx. 138.1 sq. metres (1486.5 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 (CO₂) 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		
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