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49 Woodhouse Road Davyhulme Manchester M41 7NT

Offers over £289,999

SOUTH FACING REAR GARDEN! HOME ESTATE AGENTS are delighted to offer for sale this much loved three bedroom semi detached property situated in the popular area of Davyhulme. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted lounge, dining room, modern fitted kitchen, shaped landing, the three well proportioned bedrooms & a four piece contemporary bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a lawned garden & a generous driveway for off road parking leading to the attached 22ft garage. To the southerly facing rear garden there is an L-shaped paved patio area with lawned garden beyond which is fenced for privacy. Ideally placed for the well regarded schools & transport links. To book your viewing call the team at HOME.

- SOUTH FACING REAR GARDEN!
- Three bedroom semi detached
- Entrance porch & hallway
- Bay fronted lounge
- Dining room
- Fitted kitchen
- Four piece bathroom suite
- uPVC double glazed
- Gas central heating
- Ample parking & attached garage



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Porch

uPVC double glazed door to the front and uPVC double glazed opaque window to the front. Entrance to the hallway.

Hallway

uPVC double glazed door to the front and uPVC double glazed window to the front. Radiator, understairs storage and stairs to the first floor.

Lounge 14'2 x 13'10 (4.32m x 4.22m)

uPVC double glazed bay window to the front. Wall lights, dado rail and arch through to the dining room. A feature fireplace housing a living flame gas fire.

Dining room 10'7 x 8'5 (3.23m x 2.57m)

uPVC double glazed French doors leading to the rear garden. Wooden effect floor, radiator and dado rail.

Kitchen 9'10 x 8'8 (3.00m x 2.64m)

A comprehensive range of fitted wall and base units with a marble worktop over. a one and a half unit sink with mixer tap and splash tiling. Incorporating an integrated gas hob, oven and extractor fan. Integrated dishwasher and fridge freezer. uPVC double glazed window to the rear and uPVC double glazed door leading to the garage.

Shaped landing

Open balustrade, loft access and uPVC double glazed opaque window to the side. The loft is accessed via a wooden loft ladder and benefits from being fully boarded.

Bedroom one 12'2 x 11'4 (3.71m x 3.45m)

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

Bedroom two 10'2 x 8'6 (3.10m x 2.59m)

uPVC double glazed window to the rear, radiator and wooden effect floor. A range of built in wardrobes with ample hanging and shelving space.

Bedroom three 9'0 x 8'11 (2.74m x 2.72m)

uPVC double glazed window to the front, radiator and a built in storage cupboard.

Bathroom 8'8 x 8'7 (2.64m x 2.62m)

A four piece white suite comprises low level enclosed WC, vanity wash hand basin with storage below, panelled bath and a separate shower cubicle. Tiling to compliment, ladder radiator, shaver point and spotlights. Two uPVC double glazed opaque windows to the rear.

Garage 22'2 x 8'8 (6.76m x 2.64m)

Up and over door to the front, uPVC double glazed window to the rear and uPVC door leading to the rear garden. Worcester gas central heating combination boiler, single unit sink unit with storage units and space for appliances.

Externally

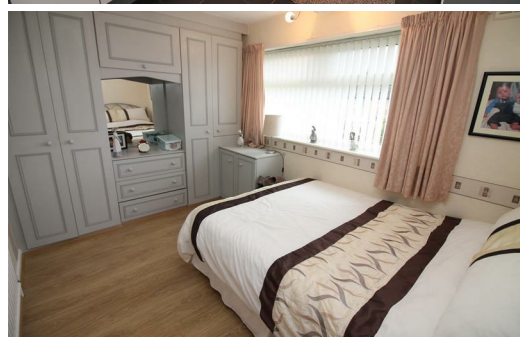
To the front there is a pleasant lawned garden and driveway leading to the attached garage. To south facing rear garden there is an L-shaped patio area with lawned garden beyond.

Tenure

Our clients have advised us the property is Leasehold with a 999 year lease from being built in the 1950's. The lease is £5 every six months.

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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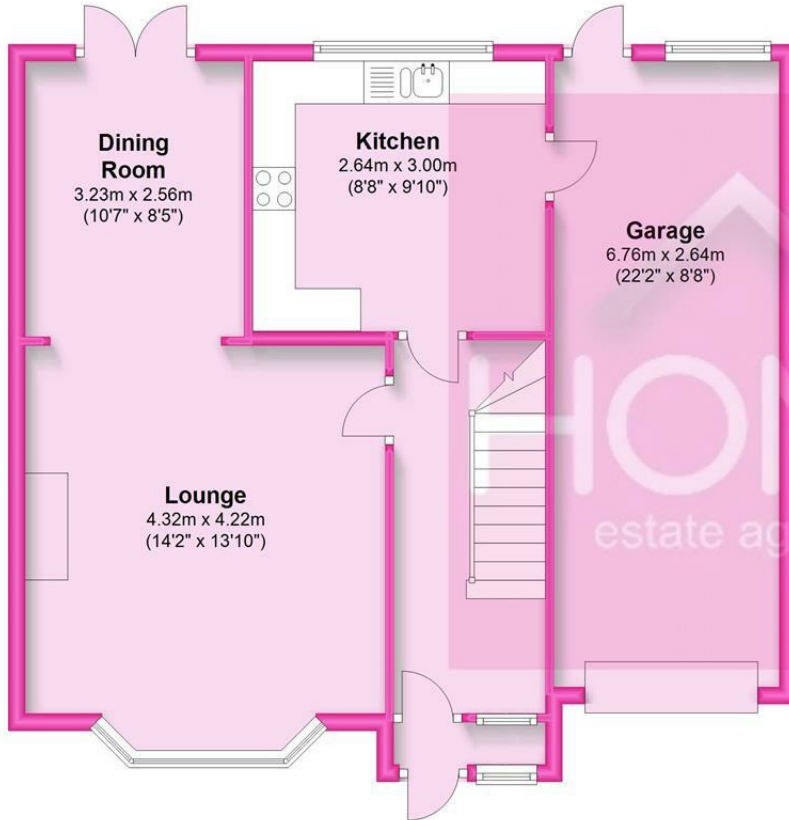
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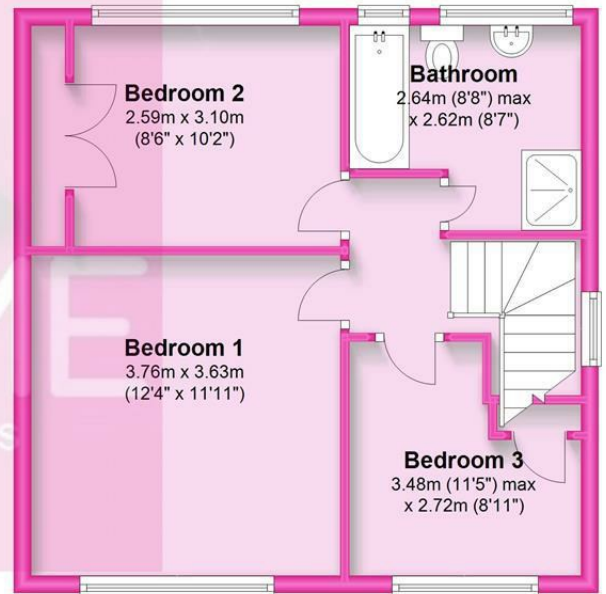
Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 104.5 sq. metres (1124.3 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		
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