



15 Lowood Avenue Davyhulme Manchester M41 8GD

£395,000

VIRTUAL VIEWING. EXTENDED WITH SOUTH FACING REAR GARDEN! HOME ESTATE AGENTS are delighted to bring to the market this well presented three bedroom semi-detached property located on the quiet cul-de-sac of Lowood Avenue. This spacious property has modern decor with ample living accommodation to both floors. The location is ideal for all local amenities and is within the catchment area for several popular schools. The accommodation comprises of entrance hallway, through lounge dining room, fitted eat in kitchen and integral garage. To the upstairs are three generous sized bedrooms and a fantastic modern fitted bathroom. The property is double glazed and warmed by gas central heating. To the outside front is an ample driveway offering off road parking for several vehicles. Whilst to the rear is a real jewel in the crown South facing garden with generous lawned garden and patio areas. To book your viewing call HOME

- Popular Location
- Modern Kitchen
- Integral Garage
- Cul-de-sac
- Three Bedroom Semi Detached
- Modern Bathroom
- Of Road Parking
- Very Well Presented
- Large South Facing Rear Garden
- Extended



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Hallway
Double panel radiator.

Dining Room 13'8" x 11'8" (4.17m x 3.58m)

UPVC double glazed bay window to front. Double panel radiator.

Living Room 14'2" x 11'8" (4.32m x 3.58m)

uPVC double glazed bay window to rear. Television point. Gas fire. Double panel radiators.

Eat In Kitchen 9'6" x 17'3" (2.90m x 5.28m)

uPVC double glazed window to rear. uPVC double glazed French doors to rear. A range of fitted wall and base units. Wooden worktops. Overhead extractor fan. Splash wall tiling. Integrated fridge freezer and dishwasher. Space for cooker.

Integral Garage 14'7" x 10'11" (4.45m x 3.33m)

Landing

UPVC double glazed window to side. Open balustrade. Shaped.

Bedroom One 13'3" x 10'10" (4.04m x 3.31m)

uPVC double glazed bay window to front. A range of fitted wardrobes. Double panel radiator.

Bedroom Two 12'9" x 10'10" (3.89m x 3.31m)

uPVC double glazed window to rear. A range of fitted wardrobes. Television point. Double panel radiator.

Bedroom Three 6'5" x 6'7" (1.96m x 2.01m)

uPVC double glazed window. Double panel radiator.

Bathroom

uPVC double glazed opaque window to rear. Vanity wash hand basin. WC. Bath. Wall tiling to compliment. Tiled floor. Ladder style radiator.

Externally

To the outside front is an ample driveway offering off road parking for several vehicles. Whilst to the rear is a real jewel in the crown South facing garden with generous lawned garden and patio areas.

Tenure

Our client has advised that the property is leasehold.

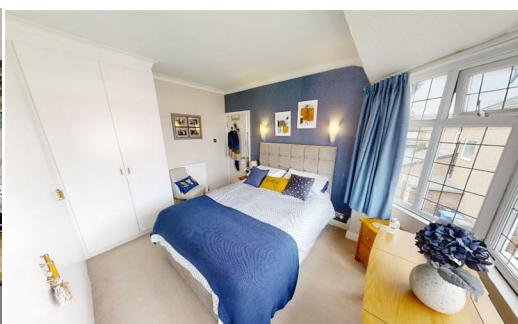
Council Tax Band

Council Tax Band C

Property Disclaimer

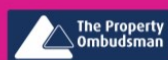
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are

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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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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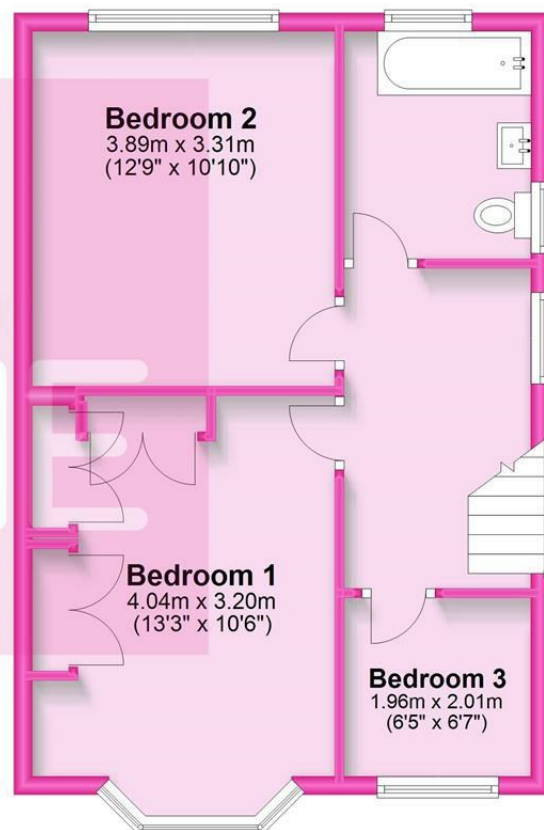
Ground Floor

Approx. 77.0 sq. metres (828.9 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 120.8 sq. metres (1300.3 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		
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