



12 Coll Drive, Manchester, M41 7FX

Offers over £180,000

IDEAL FOR FIRST TIME BUYERS !!! HOME ESTATE AGENTS are delighted to bring to the market this well presented three bedroom semi-detached property located on the cul-de-sac of Coll Drive in Davyhulme. This superb property is popular with the first time buyer and boasts spacious living accommodation to both floors. The property conveniently located for all local amenities and is within the catchment area for several popular schools. The accommodation comprises of lounge, dining room, fitted kitchen. To the upstairs are the three spacious bedrooms and a modern fitted family bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a charming lawned garden with shared driveway leading to the detached garage. To the rear is a mostly lawned garden and patio area. to book your viewing call HOME on 01617471177.

- FIRST TIME BUYERS
- Dining room
- Detached garage
- Great local amenities
- POPULAR LOCATION
- Three bedrooms
- Popular local schools
- Lounge
- Bathroom
- Good transport links



Lounge 16'07 x 12'10 (5.05m x 3.91m)

UPVC double glazed front door and window to the front elevation, feature gas fireplace, ceiling coving, dado rail, centre ceiling roses and double panel radiator.

Dining room 10'09 x 9'00 (3.28m x 2.74m)

UPVC patio doors to the rear elevation, ceiling coving, dado rail and double panel radiator.

Kitchen 10'09 x 7'03 (3.28m x 2.21m)

UPVC double glazed door and windows to rear and side elevations, selection of wall and base units fitted with roll edge work surfaces incorporating a 1.5 bowl stainless steel sink with mixer tap, double oven, gas hob, extractor hood, built in microwave, fully tiled walls and single panel radiator.

Shaped landing

UPVC double glazed window to the side elevation and loft access.

Bedroom One 12'11 x 9'10 (3.94m x 3.00m)

UPVC double glazed window to the front elevation, fitted wardrobes, ceiling coving and single panel radiator.

Bedroom Two 10'11 x 9'10 (3.33m x 3.00m)

UPVC double glazed window to the rear elevation fitted wardrobes, ceiling coving and single panel radiator.

Bedroom Three 9'10 x 6'05 (3.00m x 1.96m)

UPVC double glazed window to the front elevation and single panel radiator.

Bathroom

UPVC double glazed window to the rear elevation, three piece

fitted bathroom suite comprising of, shower bath with thermostatic mixer shower and curved glass screen, low level w/c, sink with pedestal and tiled to compliment.

Externally**Important Information**

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.

