



103 Iona Way Davyhulme Manchester M41 7HB

Offers over £245,000

HOME ESTATE AGENTS are privileged to offer for sale this three bedroom extended end quasi semi detached property situated in the popular area of Davyhulme. In brief the property comprises entrance porch, hallway, spacious lounge, fitted kitchen, conservatory with modern insulated roof, shaped landing, three well proportioned bedrooms and a three piece bathroom suite. There is even the added feature of the converted loft space which could be used in a variety of ways. The property is warmed by gas central heating and is fully uPVC double glazed. Externally to the front there is a generous driveway providing ample off road parking along with a lawned garden. To the side there is a gravelled patio area which leads to the mainly lawned garden beyond to the rear which is fenced for privacy. The property also benefits from a single garage. Perfectly placed for transport links, the Trafford Centre and the well regarded schools. To book your viewing call the team at HOME.

- End quasi semi detached
- Spacious kitchen
- Gardens to three sides
- Convenient location
- Three bedrooms
- Conservatory
- Driveway & garage
- Lounge
- Three piece bathroom
- Converted loft space



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Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084 Urmston - 04331861 Stretford - 08259553

Entrance porch

UPVC double glazed door to side and door through to hallway. Built in storage cupboard.

Hallway

Door to side and stairs leading to first floor.

Lounge 11'8" x 10'8 (3.56m x 3.25m)

uPVC double glazed window to the front and radiator.

Kitchen 14'0" x 8'11" (4.27m x 2.74m)

A comprehensive range of matching fitted wall and base units with marble effect worktop over. Incorporating a sink with mixer tap. Integrated dishwasher and space for other appliances. Wooden effect floor, uPVC double glazed window to the side and open through to the conservatory. Open through to the conservatory.

Conservatory 13'1" x 8'0 (3.99m x 2.44m)

uPVC double glazed on three sides and uPVC double glazed French doors leading to the side. Insulated roof. Wooden effect floor, radiator and Velux window.

Shaped landing

Open balustrade and window to side.

Bedroom one 9'6 x 10'1 (2.90m x 3.07m)

UPVC double glazed window to front, coved ceiling and radiator.

Bedroom two 9'6 x 8'5 (2.90m x 2.57m)

UPVC double glazed window to rear and radiator.

Bedroom three 10'1 x 6'0 (3.07m x 1.83m)

UPVC double glazed window to front, coved ceiling and radiator.

Bathroom

UPVC double glazed window to rear and radiator. A three piece suite comprises low level WC, wash hand basin and

P-shaped bath with shower over. Tiling to compliment, tiled floor and spotlights. Radiator.

Converted loft space

Currently used as an extra sleeping area although could be used in a variety of ways. Velux window, radiator and several built in storage cupboards within the eaves.

Externally

To the front of the property there is a driveway providing ample off-road parking and a mainly lawned garden. To the rear there is a generous mainly lawned garden which is well fenced for privacy glass to the side there is a large gravelled patio area with gated access to the front.

Tenure

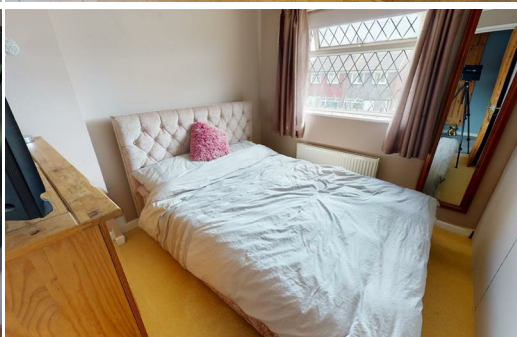
We have been advised by our clients the property is freehold.

Council tax

We have been advised by our clients that the property is council tax band B.

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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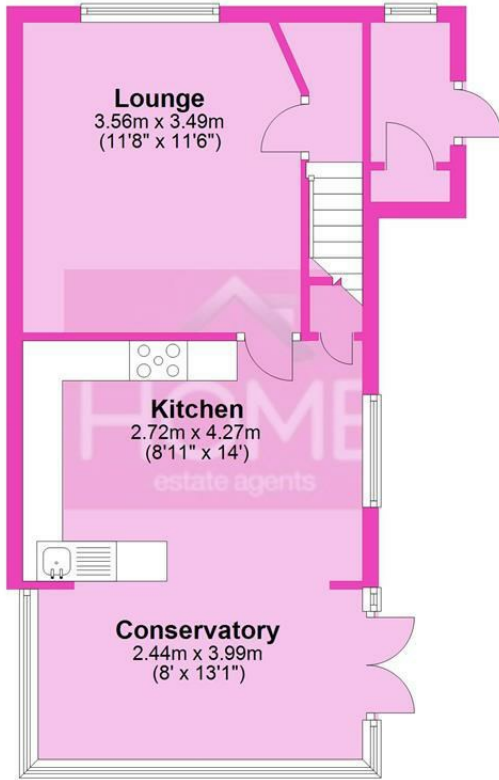
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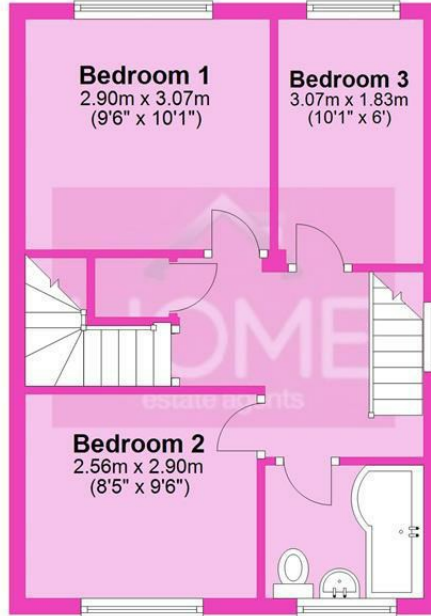
Ground Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



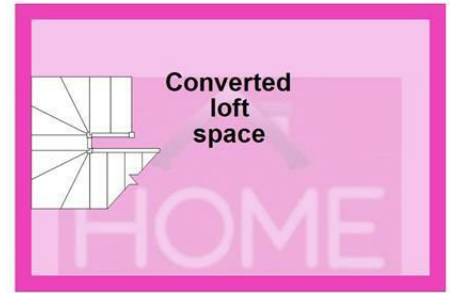
First Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



Second Floor

Approx. 16.1 sq. metres (172.9 sq. feet)



Total area: approx. 93.7 sq. metres (1008.0 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 | | |
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