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119 Davyhulme Road Davyhulme Manchester M41 8BX

£440,000

POPULAR LOCATION! HOME ESTATE AGENTS are delighted to bring to the market this much improved extended three bedroom semi-detached property located on the popular Davyhulme Road. This spacious property boasts an open plan kitchen/dining room downstairs WC and separate shower room. The location is close to all local amenities and is within the catchment area for several popular schools. The accommodation comprises of porch, hall, downstairs WC, sitting room, open plan kitchen/dining room and living room. To the upstairs are three generous sized bedrooms a family bathroom and separate shower room. The property is double glazed and warmed by gas central heating. To the outside front is a lawned garden with paved driveway continuing to the side and leading to the detached garage. To the rear is a mostly lawned South facing garden. To book your viewing call HOME.

- Popular location
- Open plan kitchen/dining room
- Additional shower room
- Much improved
- Bay fronted
- Ample off road parking
- Downstairs WC
- Three good sized bedrooms
- Detached garage



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PORCH

HALLWAY

DOWNSTAIRS WC

UPVC double glazed opaque window to side. WC. Wash hand basin.

SITTING ROOM 11'34 x 11'2 (3.35m x 3.35m;0.61m)

UPVC double glazed window to side. Central heating radiator.

OPEN PLAN KITCHEN/DINING ROOM 24'62 x 9'96 (7.32m x 2.74m)

UPVC double glazed French doors to rear. UPVC double glazed window to rear. A range of modern fitted wall and base units. Square edge worktops. Fitted electric oven. Five ring gas hob. Overhead extractor fan. Integrated dishwasher. Splash wall tiling. Breakfast bar. Central heating radiator.

LIVING ROOM 21'10 x 12'10 (6.65m x 3.91m)

UPVC double glazed bay window to front. Wooden French doors to rear. Television point. Two central heating radiators.

LANDING

Shaped. Open balustrade.

BEDROOM ONE 12'1 x 11'6 (3.68m x 3.51m)

UPVC double glazed window to front. Central heating radiator.

BEDROOM TWO 12'1 x 11'5 (3.68m x 3.48m)

UPVC double glazed window to rear. Central heating radiator.

BEDROOM THREE 11'2 x 7'10 (3.40m x 2.39m)

UPVC double glazed window to front. Central heating radiator.

BATHROOM 7'5 x 6'2 (2.26m x 1.88m)

UPVC double glazed opaque window to side. WC. Pedestal wash hand basin. Bath. Splash wall tiling. Contemporary style radiator.

SOWER ROOM

UPVC double glazed opaque window to front. Shower cubicle. Wall tiling to compliment. Central heating radiator.

OUTSIDE

To the outside front is a lawned garden with paved driveway continuing to the side and leading to the detached garage. To the rear is a mostly lawned South facing garden. To book your viewing call HOME.

TENURE

Leasehold

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



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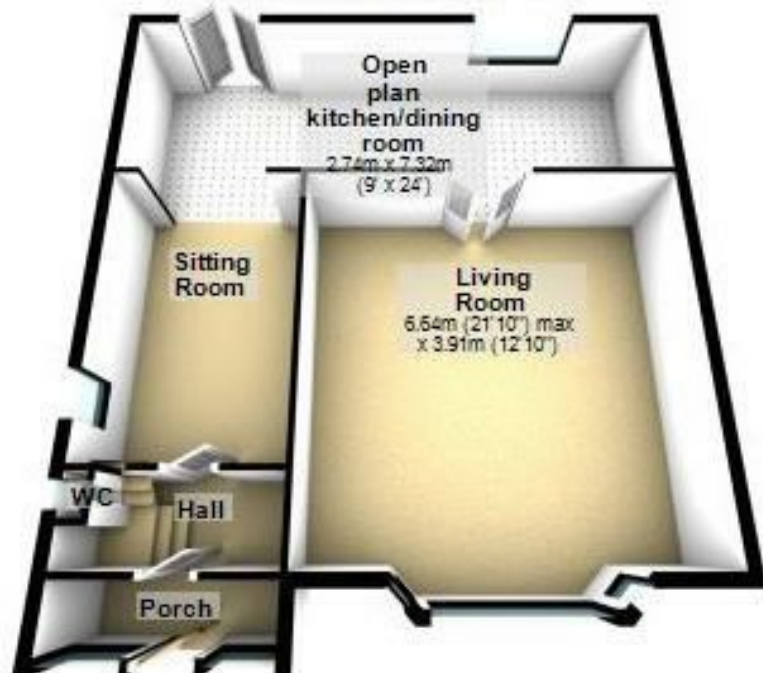
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Ground Floor

Approx. 81.9 sq. metres (881.5 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.7 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		
England & Wales	EU Directive 2002/91/EC	



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