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15 Barton Road Davyhulme Manchester M41 7WA

Offers over £270,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom semi detached family residence in the popular area of Davyhulme. Occupying a generous and unique plot we feel in early viewing is essential to fully appreciate what it has to offer. In brief the property comprises entrance porch, welcoming hallway, three lounge dining room, fitted kitchen, shaped landing, the three well proportioned bedrooms and a three piece white bathroom suite. The property is warmed by gas central heating and is UPVC double glazed. To the front of the property there is a large paved driveway providing ample off road parking access through wrought iron gates which leads to the detached garage. To the front of the property there is an ornate garden whilst to the side there is a lawned garden with mature defects. To the rear there is an ornate garden which is fenced for privacy. Due to the size of the plot there is genuine potential for extension subject to obtaining the required planning consent. Perfectly placed for transport links, the Trafford Centre, and a well regarded local schools. To book your viewing colour team at HOME.

- NO CHAIN
- Impressive plot
- Potential for extensions
- Porch & hallway
- Through lounge diner
- Fitted kitchen
- Three piece bathroom suite
- Large driveway
- Detached garage



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Porch

UPVC double glazed door to the front with UPVC double glazed surround.

Hallway 11'7 x 6'1 (3.53m x 1.85m)

UPVC double glazed stained and leading to door to front with UPVC double glazed opaque surround. Wooden effect floor, radiator and stairs to first floor. Understairs storage.

Through lounge diner 11'4 x 24'7 (3.45m x 7.49m)

UPVC double glazed box bay window to front and UPVC double glazed French doors leading to the rear garden. Black granite surround and hearth housing a living flame gas fire, wooden effect floor, coved ceiling and two radiators.

Kitchen 12'10 x 8'3 (3.91m x 2.51m)

UPVC double glazed door to side and UPVC double glazed window to rear a comprehensive range of matching fitted wall and base units with rolled edge worktop over. Integrated for ring gas hob, oven and extractor fan. Integrated fridge. Incorporating a single unit sink with mixer tap and splash tiling. Space for other appliances and under stairs storage.

Shaped landing

Open balustrade, UPVC double glazed opaque window to side and loft access.

Bedroom one 11'6 x 13'3 (3.51m x 4.04m)

UPVC double glazed box bay window to front and radiator.

Bedroom two 11'3 x 11'6 (3.43m x 3.51m)

UPVC double glazed window to rear, radiator, dado rail and built in storage cupboard.

Bedroom three 8'0 x 7'0 (2.44m x 2.13m)

UPVC double glazed window to front and radiator. Fitted wardrobe with hanging and shelving space.

Bathroom 6'5 x 5'9 (1.96m x 1.75m)

A three piece white suite comprises low level WC, wash hand basin and P- shaped bath with shower over. Tiling to complement, coved ceiling, radiator and UPVC double glazed window to rear.

Garage

A detached garage with up and over door to the front. Door to side.

Externally

To the front of the property there is a large paved driveway providing ample off road parking access through wrought iron gates which leads to the detached garage. To the front of the property there is an ornate garden whilst to the side there is a lawned garden with mature defects. To the rear there is an ornate garden which is fenced for privacy. Due to the size of the plot there is genuine potential for extension subject to obtaining the required planning consent.

Tenure

We have been advised that the property is Leasehold with £5.00 per year payable.

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: Manton - 9262084, Urmston - 04331861, Stretford - 08259553



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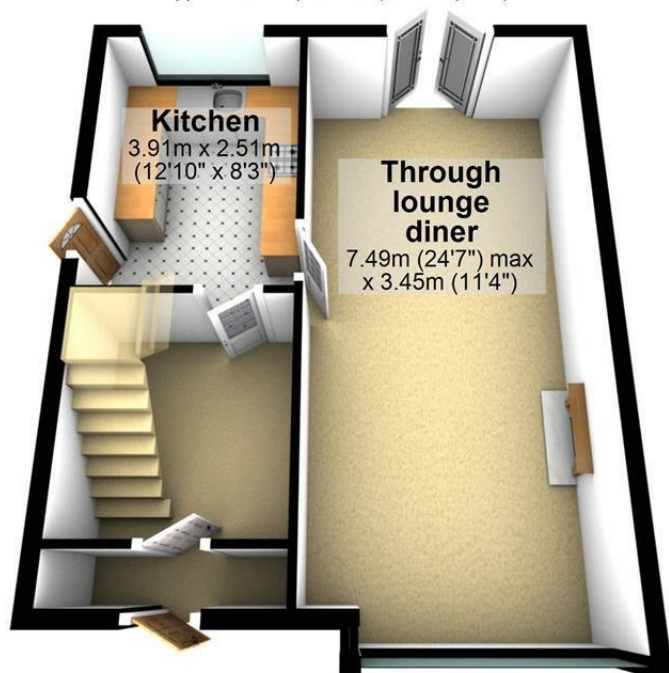
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Ground Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 88.9 sq. metres (957.2 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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