



11 Ryeburn Walk Davyhulme Manchester M41 8QR

£399,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this superbly presented and thoughtfully renovated three bedroom detached true bungalow situated on a peaceful Davyhulme cul-de-sac. Being sold with no chain and boasting a high quality finish throughout. The property is being sold with no vendor chain making an early completion date possible if desired. In brief the property comprises welcoming hallway, two piece WC, spacious lounge, large modern fitted dining kitchen, the three well proportioned bedrooms and a stunning four piece bathroom suite. The property is warmed by gas central heating and is fully UPVC double glazed door. Externally to the front of the property there is a pleasant garden and driveway providing ample off road parking which leads to a tandem garage. To the rear there is a mainly paved ornate garden which is fence for privacy. Rarely does a bungalow come to the market in such condition and we feel it is one not to miss! To book your viewing call the team at HOME.

- Fully renovated!
- Three bedroom detached
- Spacious lounge
- Modern dining kitchen
- Two piece WC
- Contemporary bathroom
- uPVC double glazed
- Gas central heated
- Driveway & tandem garage
- Sold with no chain



LOCAL EXPERTS THAT GET YOU MOVING

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

Hallway

uPVC double glazed door to the front and uPVC double glazed window to the side. Wooden effect floor and radiator.

Separate WC

A modern two piece suite comprises low level WC and wash hand basin with storage below. Wooden effect floor and uPVC double glazed opaque window to the side.

Lounge 11'3" x 16'5" (3.44m x 5.01m)

uPVC double glazed window to the front, wooden effect floor and radiator. Feature fire surround, back and hearth housing a living flame gas fire. Double doors leading to the dining kitchen.

Dining kitchen 10'1" x 22'1 (3.07m x 6.73m)

A comprehensive range of matching fitted wall and base units with a worktop over. Incorporating a single unit sink with mixer tap. Integrated hob with glass splash back, oven and extractor fan. Space for other appliances. uPVC double glazed windows to the side and uPVC double glazed door to the side. Wooden effect floor and radiator.

Inner hallway

Wooden effect floor and radiator.

Bedroom one 13'0" x 9'6" (3.98m x 2.90m)

UPVC double glazed window to rear and radiator.

Bedroom two 8'6" x 12'11" (2.60m x 3.95m)

UPVC double glazed window to rear and radiator.

Bedroom three 7'10" x 9'7" (2.41m x 2.94m)

uPVC double glazed window to the side and radiator.

Bathroom 7'3" x 8'5" (2.22m x 2.59m)

A contemporary four piece suite comprises low level WC, wash hand basin, free standing bath and separate shower cubicle. Tiling to compliment, tiled floor, spotlights and ladder radiator.

Tandem garage

A tandem garage which could house two vehicles. Power and lighting. Up and over door to the front.

Externally

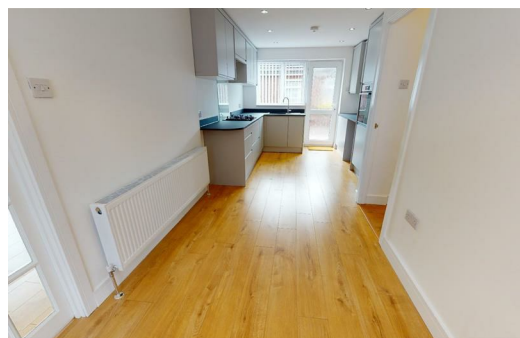
Externally to the front of the property there is a pleasant garden and driveway providing ample off road parking which leads to a tandem garage. To the rear there is a mainly paved ornate garden which is fence for privacy.

Council tax

The property is council tax band C.

Tenure

The property is freehold.



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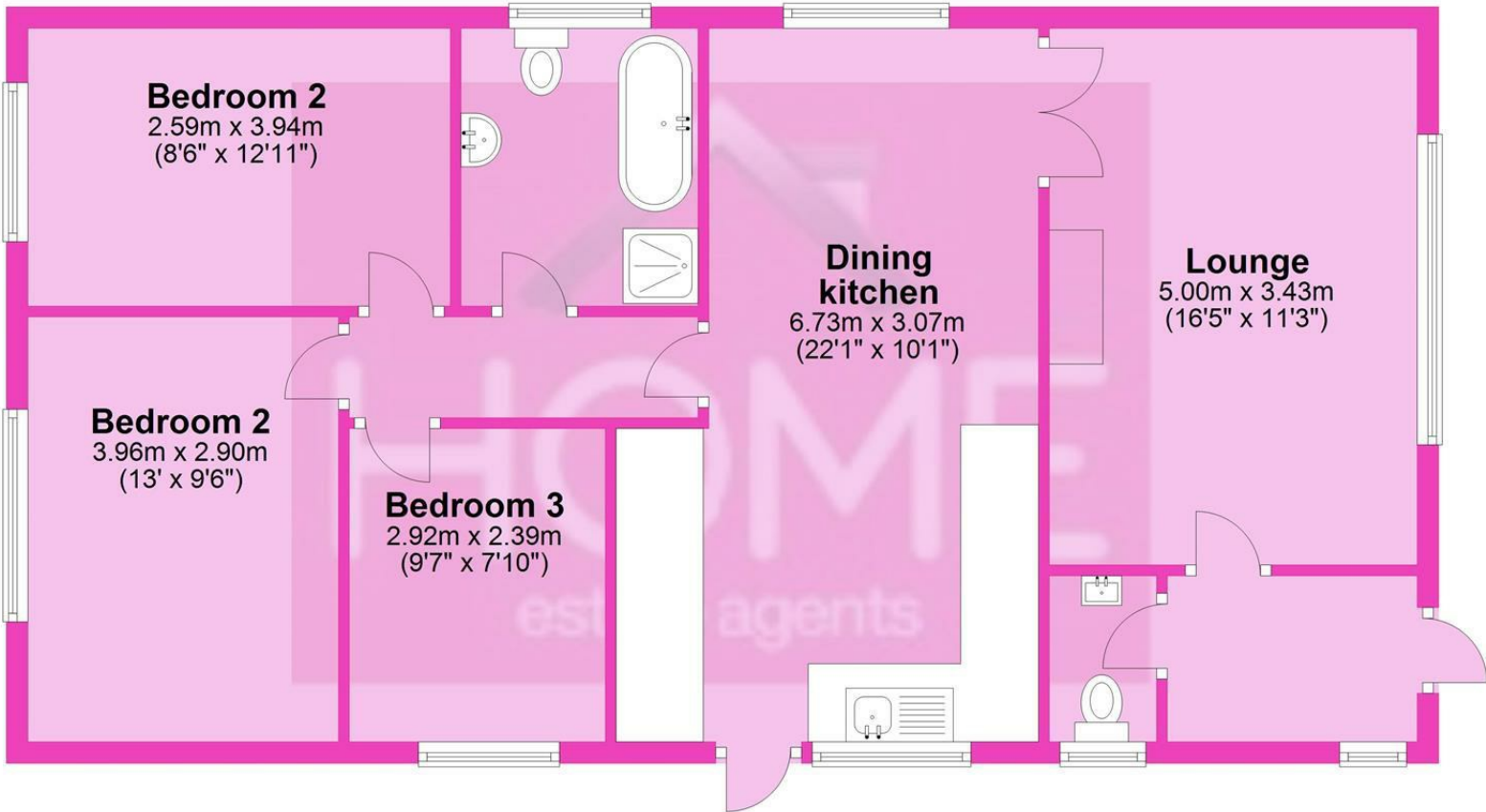
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Ground Floor

Approx. 86.1 sq. metres (926.5 sq. feet)



Total area: approx. 86.1 sq. metres (926.5 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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