



19 Bedford Road Davyhulme Manchester M41 7BD

Offers over £349,950

HOME ESTATE AGENTS are delighted to bring to the market this extended four bedroom semi-detached located on the very popular Bedford Road on the Davyhulme/Urmston border. This double storey extended property boasts spacious living accommodation to all floors. With two bathrooms, utility rooms and four good sized bedrooms this well located property would make an ideal home for the growing family. The accommodation comprises of Porch, entrance hallway, downstairs shower room, extended lounge/dining room, eat in kitchen and two utility rooms. To the upstairs are four generous sized bedrooms and a four piece family bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a walled paved garden and driveway offering off road parking. To the rear is a spacious mainly lawned garden with raised decked patio area. To book your viewing call HOME on 01617471177.

- Great location
- Living/dining room
- Good sized bedrooms
- Spacious rear garden
- Double storey extension
- Eat in kitchen
- Four piece bathroom
- Downstairs shower room
- Utility rooms
- Off road parking



PORCH

ENTRANCE HALLWAY

Double panel radiator.

DOWN STAIRS SHOWER ROOM 8'59 x 6'15 (2.44m x 1.83m)

UPVC double glazed opaque window to front. Low level WC. Wash hand basin. Corner shower cubicle. Tiled floor. Double panel radiator.

THROUGH LIVING/DINING ROOM 26'52 x 11'0 (7.92m x 3.35m)

UPVC double glazed window to front. UPVC double glazed French doors to rear. Television point. Double panel radiator.

EAT IN KITCHEN 20'10 x 7'98 (6.35m x 2.13m)

UPVC double glazed windows to side and rear. A range of fitted wall and base units. Rolled edge work tops. Electric oven. Gas hob. Overhead extractor fan. Splash wall tiling.

UTILITY/MORNING ROOM 13'42 x 5'54 (3.96m x 1.52m)

UPVC double glazed window to rear.

UTILITY ROOM 8'34 x 5'67 (2.44m x 1.52m)

Plumbing for white goods.

LANDING

Shaped, open balustrade, loft access.

BEDROOM ONE 10'21 x 10'63 (3.05m x 3.05m)

UPVC double glazed window to front. Television point. Double panel radiator.

BEDROOM TWO 16'11 x 10'63 (5.16m x 3.05m)

UPVC double glazed window to rear. Television point. Double panel radiator.

BEDROOM THREE 13'07 x 14'34 (4.14m x 4.27m)

UPVC double glazed window to rear. A range of fitted wardrobes. Television point. Double panel radiator.

BEDROOM FOUR 10'85 x 6'67 (3.05m x 1.83m)

UPVC double glazed window to front. Double panel radiator.

BATHROOM 8'33 x 6'5 (2.44m x 1.96m)

UPVC double glazed opaque window to front. Low level WC. Pedestal wash hand basin. Bath . Separate shower cubicle. Wall tiling to compliment. Ladder style radiator.

OUTSIDE

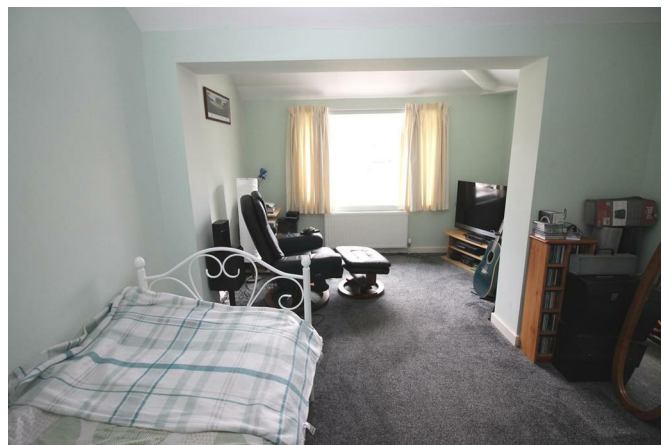
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Property disclaimer

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.

Council tax band B





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Ground Floor


Approx. 34.8 sq. metres (374.9 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.2 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 