



## 32 Broadway Davyhulme Manchester M41 7NE

### £240,000

EV CHARGING POINT! HOME ESTATE AGENTS are delighted to offer for sale this much loved three bedroom end quasi semi detached property situated in the popular area of Davyhulme. In brief the property comprises welcoming hallway, lounge, dining room, fitted kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & three piece shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a generous paved driveway providing ample off road parking along with a pleasant garden. To the rear there is a paved patio area with a mainly artificial lawned garden beyond. There is also an electric vehicle charging point. Ideally placed for transport links, amenities & the well regarded schools. To book your viewing call the team at HOME.

- Extended end quasi semi detached
- Dining room
- Three piece shower room
- Gardens front & rear
- Three bedrooms
- Fitted kitchen
- EV charging point
- Lounge
- Downstairs WC
- Ample off road parking

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### Hallway

uPVC double glazed door to the front and stairs leading to the first floor.

### Living Room 10'0" x 15'6" (3.07m x 4.73m)

uPVC double glazed box bay window to the front, radiator and double doors through to the dining room. Wooden fire surround housing an electric fire.

### Dining Room 10'3" x 12'9" (3.13m x 3.90m)

uPVC double glazed French doors leading to the rear garden. Wooden fire surround housing an electric fire. Radiator.

### Kitchen 8'6" x 6'0" (2.61m x 1.85m)

uPVC double glazed window to the side and uPVC double glazed door leading to the rear garden. A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Space for other appliances. Incorporating a single unit sink with mixer tap. Wine rack and splash tiling.

### Downstairs WC

uPVC double glazed window to the side. A two piece suite comprises low level WC and wash hand basin.

### Shaped Landing

Open balustrade.

### Bedroom One 12'2" x 9'6" (3.71m x 2.90m)

uPVC double glazed box bay to the front and radiator.

### Bedroom Two 10'2" x 9'6" (3.10m x 2.90m)

uPVC double glazed window to the rear and radiator.

### Bedroom Three 8'11" x 6'1" (2.72m x 1.86m)

uPVC double glazed window to the front and radiator.

### Shower room 5'10" x 5'8" (1.78m x 1.73m)

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

### Externally

Externally to the front of the property there is a generous paved driveway providing ample off road parking along with a pleasant garden. To the rear there is a paved patio area with a mainly artificial lawned garden beyond. There is also an electric vehicle charging point and there is a fully alarmed garden shed.

### Tenure

The property is Freehold.

### Council Tax

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.

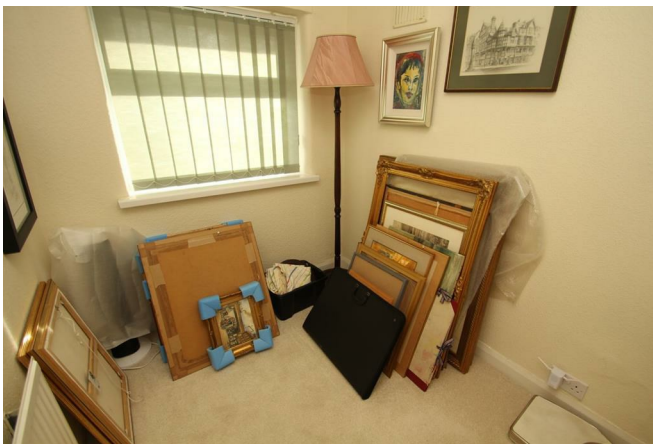


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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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## Ground Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Total area: approx. 69.1 sq. metres (743.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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