

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
🐦 @homeinmonton



8 Skipton Drive Davyhulme Manchester M41 8PD

£285,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom semi detached family residence situated on a peaceful Davyhulme cul de sac. The property is being sold with no vendor chain making an early completion possible if so desired. In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining room, fitted kitchen, shaped landing, the three well proportioned bedrooms, two piece bathroom suite & separate WC. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a generous paved driveway providing ample off road parking whilst to the side side & the rear there are patio areas with mainly lawned garden beyond. Due to the nature of the plot there is genuine potential for extensions subject to obtaining the required planning consent. Ideally placed for local amenities & the well regarded schools. To book your viewing call the team at HOME.

- No vendor chain
- Driveway to the front
- Dining room
- Cul de sac location
- Three bedroom semi detached
- Gardens to side and rear
- Fitted kitchen
- Potential for extensions*
- Spacious lounge
- Bathroom & separate WC



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway

uPVC double glazed door to the front and uPVC double glazed window to the front. Understairs storage cupboard and radiator. Stairs leading to the first floor.

Lounge 14'2" x 13'10" (4.33m x 4.22m)

uPVC double glazed bay window to the front, coved ceiling, wall lights and radiator. Feature fire surround, back and hearth housing an electric fire. Open through to the dining room.

Dining room 8'9" x 10'1" (2.67m x 3.09m)

uPVC double glazed French doors leading to the rear garden. Radiator.

Kitchen 8'9" x 11'3" (2.67m x 3.43m)

uPVC double glazed window to the rear and uPVC door to the side. A range of fitted wall and base units with a rolled edged worktop over. Space for appliances. Incorporating a single unit sink.

Shaped landing

uPVC double glazed window to the side and open balustrade.

Bedroom one 12'9" x 12'3" (3.90m x 3.74m)

uPVC double glazed window to the front, coved ceiling and radiator.

Bedroom two 12'3" x 8'11" (3.74m x 2.72m)

uPVC double glazed window to the rear and radiator.

Bedroom three 9'8" x 8'10" (2.95m x 2.71m)

uPVC double glazed window to the front and radiator.

Bathroom 8'11" x 5'8" (2.72m x 1.74m)

uPVC double glazed opaque window to the rear and radiator. A two piece suite comprises wash hand basin and bath with shower over. Tiling to compliment, wooden effect floor and radiator. Built in storage cupboard.

Separate WC

uPVC double glazed opaque window to the rear. A low level WC.

Externally

To the front of the property there is a generous paved driveway providing ample off road parking. To the side there is a patio area with access to the rear where there is a block paved patio with mainly lawned garden beyond. Due to the nature of the plot there is potential for extensions subject to obtaining the required planning consent.

Council tax

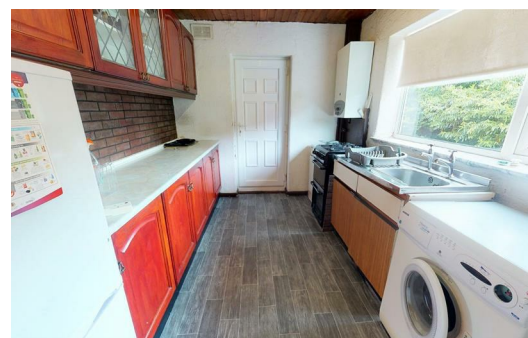
We have been advised by our clients that the property is council tax band C.

Tenure

We have been advised by our clients that the property is Leasehold with a ground rent of £10.00 annually.

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

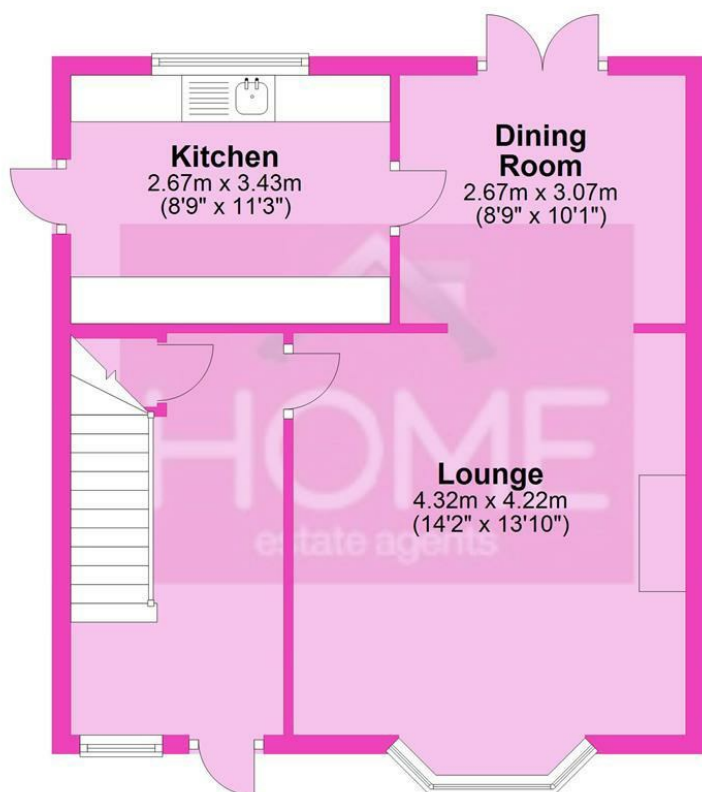
 www.homeestateagents.com



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

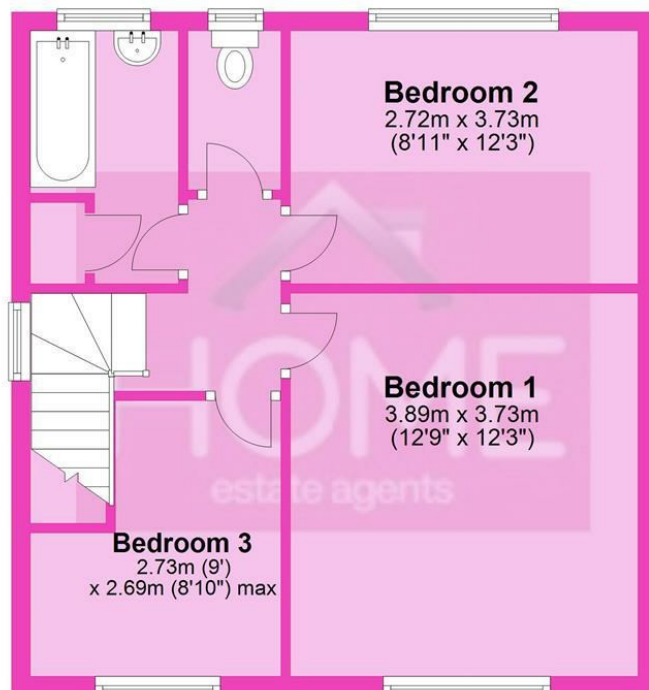
Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Total area: approx. 93.0 sq. metres (1000.9 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 | |

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



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