

Urmston Office

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Stretford Office

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3 Queensway Davyhulme Manchester M41 7EH

O.I.R.O £219,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this much loved three bedroom mid town house which comes to the market for the first time in over 60 years. Having been in the same family since being originally built this really is a rare opportunity which cannot afford to be missed. In brief the accommodation comprises entrance porch, lounge, kitchen with dining area, shaped landing, the three well proportioned bedrooms & three piece shower room. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is an ornate garden with pathway to the front door. To the southerly facing rear there is a paved patio with gravelled ornate garden along with raised beds. Being sold with no vendor chain & therefore offering an early completion date if so desired. Ideally placed for the well regarded schools, transport links & amenities. To book your viewing call the team at HOME.

- Sold with no vendor chain
- Spacious lounge
- uPVC double glazed
- Superb first time buy!
- Three bedrooms
- Kitchen with dining area
- Gas central heating
- Mid town house
- Shower room
- Southerly facing rear garden



LOCAL EXPERTS THAT GET YOU MOVING

🐦 www.homeestateagents.com



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

Porch

UPVC double glazed front door and window to front and side elevations, meter cupboards and single panel radiator.

Lounge 11'9 x 18'1 (3.58m x 5.51m)

UPVC double glazed window to the front elevation, feature gas fireplace, stairs leading to first floor and single panel radiator.

Dining area 9'5 x 9'6 (2.87m x 2.90m)

UPVC double glazed door and window to the rear elevation, under stairs storage cupboard, vinyl floor and single panel radiator.

Kitchen 11'0 x 8'3 (3.35m x 2.51m)

UPVC double glazed window to the rear elevation, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless sink with mixer tap, space for cooker with extractor hood and vinyl floor.

Shaped landing

Open balustrade to stairs and storage cupboard with Worcester combination boiler.

Bedroom One 13'4 x 11'7 (4.06m x 3.53m)

UPVC double glazed window to the front elevation, fitted wardrobes and single panel radiator.

Bedroom Two 9'6 x 11'8 (2.90m x 3.56m)

UPVC double glazed window to the rear elevation, fitted wardrobes and single panel radiator.

Bedroom Three 9'4 x 7'5 (2.84m x 2.26m)

UPVC double glazed window to the front elevation and single panel radiator.

Bathroom

UPVC double glazed window to the rear elevation three piece fitted shower suite comprising of, corner shower cubicle fitted with thermostatic mixer shower, low level w/c, vanity sink unit with matching mirror, tiled to compliment and heated towel radiator.

Externally

To the front of the property there is an ornate garden with pathway to the front door whilst to the southerly facing rear there is a paved patio area with gravelled ornate garden with raised beds.

Tenure

We have been advised that the property is Freehold.

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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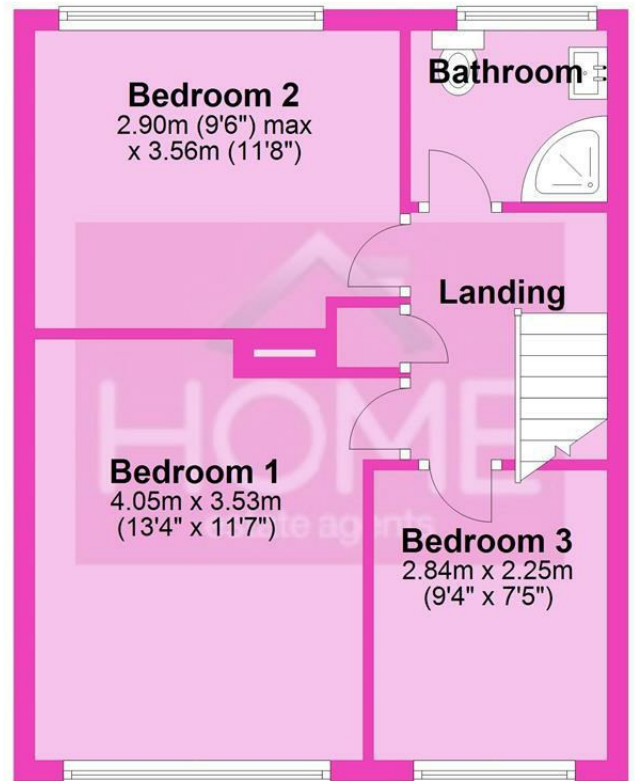
Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 79.3 sq. metres (853.8 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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