



9 Fairburn Close Davyhulme Manchester M41 8DX

Offers over £675,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this five bedroom executive detached family residence situated on a peaceful Davyhulme cul de sac. In brief the ground floor accommodation comprises entrance porch, welcoming hallway, spacious lounge, dining room, large dining kitchen, utility room & a downstairs WC. To the first floor there are the three piece contemporary shower room & the five well proportioned bedrooms, two of which benefit from three piece ensuite shower rooms. The property is uPVC double glazed & is warmed by gas central heating. Externally to the front there is a pleasant lawned garden with driveway which leads to the integral double garage. To the rear which enjoys a sunny aspect, there is a shaped paved patio area with a lawned garden beyond. Ideally placed for Trafford General Hospital, local amenities & the well regarded schools. To book your viewing call the team at HOME.

- Five bedroom detached
- Dining kitchen
- Modern shower room
- Garden with sunny aspect
- Spacious lounge
- Utility room
- Ensuites to two bedrooms
- Dining room
- Downstairs WC
- Driveway & double garage



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Entrance porch

Composite double glazed door to the front with glazed windows either side. Door leading through to the hallway.

Hallway

Door to the front, tiling floor, coved ceiling and radiator. Stairs leading to the first floor.

Lounge 18'2 x 11'4 (5.54m x 3.45m)

Stone fire surround, back and hearth housing a living flame gas fire. uPVC double glazed French doors leading to the rear garden. Wall lights, coved ceiling, radiator and double doors leading through to the dining room.

Dining room 14'2 x 11'4 (4.32m x 3.45m)

uPVC double glazed bay window to the front, coved ceiling, wall lights and radiator. Double doors leading through to the lounge.

Dining kitchen 11'0 x 17'9 (3.35m x 5.41m)

uPVC double glazed French doors leading to the rear garden. uPVC double glazed window to the rear garden. A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and half unit sink with mixer tap. Integrated four ring gas hob, double oven and extractor fan. Space for other appliances. Splash tiling, tiled floor, wine rack, display shelving, coved ceiling and radiator.

Utility room 6'2 x 5'2 (1.88m x 1.57m)

uPVC double glazed door leading to the rear garden. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap and splash tiling. Space for appliances, tiled floor and radiator. Worcester gas central heating boiler.

Downstairs WC 3'5 x 4'10 (1.04m x 1.47m)

A two piece suite comprises enclosed flush WC and wash hand basin with splash tiling. Tiled floor and radiator.

Shaped landing

A galleried style landing. uPVC double glazed window to the front, two radiators, coved ceiling and loft access. Cupboard housing the 'mega flow' water cylinder.

Bedroom one 11'5 x 15'6 (3.48m x 4.72m)

uPVC double glazed window to the rear, coved ceiling and radiator. A range of built in wardrobes with ample hanging and shelving space.

Ensuite shower room 8'4 x 5'8 (2.54m x 1.73m)

uPVC double glazed window to the side with plantation shutters. A modern three piece suite comprises enclosed flush WC, vanity wash hand basin and large walk in shower cubicle with glass screen. Tiling to compliment, tiled floor, spotlights and contemporary radiator.

Bedroom two 14'1 x 11'6 (4.29m x 3.51m)

uPVC double glazed window to the front, coved ceiling and radiator. A range of modern fitted wardrobes with ample hanging and shelving space. Built in wardrobes.

Ensuite shower room 5'5 x 5'1 (1.65m x 1.55m)

uPVC double glazed window to the front with plantation shutters. A contemporary three piece suite comprises enclosed flush WC, vanity wash hand basin and built in shower cubicle with glass screen. Tiling to compliment, tiled floor and upright modern style radiator.

Bedroom three 12'9 x 11'4 (3.89m x 3.93m)

uPVC double glazed window to the rear, coved ceiling and radiator. Built in wardrobes with ample hanging and shelving space.

Bedroom four 9'11 x 7'5 (3.02m x 2.26m)

uPVC double glazed window to the rear, wooden effect flooring, coving ceiling and radiator. Built in wardrobes with ample hanging and shelving space.

Bedroom five 6'10 x 10'3 (2.08m x 3.12m)

Currently used as a home office. uPVC double glazed window to the front, wooden effect floor, coved ceiling and radiator. Fitted desk, storage cupboards, display cabinets and drawers.

Double garage 16'3 x 8'3 (4.95m x 2.51m)

Two up and over door to the front. Power and lighting.

Externally

Externally to the front there is a pleasant lawned garden with driveway which leads to the integral double garage. To the rear which enjoys a sunny aspect, there is a shaped paved patio area with a lawned garden beyond.

Tenure

We have been advised by our clients that the property is Freehold.

Council tax

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

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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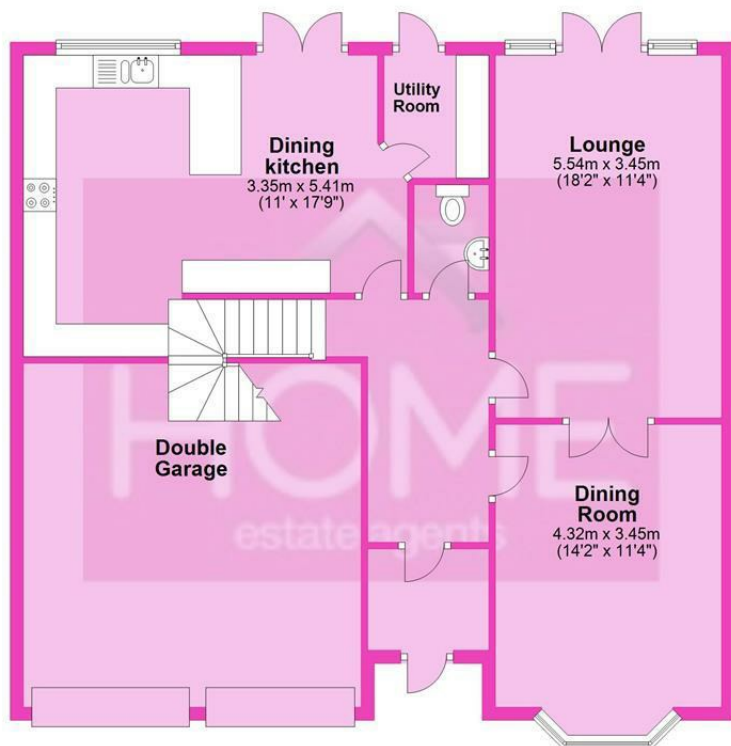
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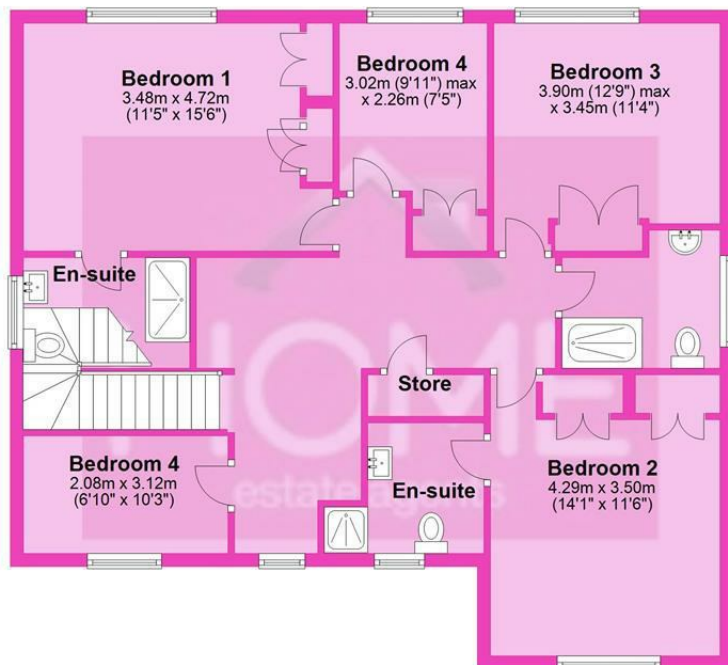
Ground Floor

Approx. 105.3 sq. metres (1133.9 sq. feet)



First Floor

Approx. 92.9 sq. metres (999.6 sq. feet)



Total area: approx. 198.2 sq. metres (2133.5 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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