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32 Woodhouse Road Davyhulme Manchester M41 7DJ

Offers over £395,000

NOT OVERLOOKED TO THE REAR! HOME ESTATE AGENTS privilege to offer for sale this four bedroom extended semi detached family residence which comes to the market for the first time in over 60 years. Having been in the same family since the property was built, this genuinely is a rare opportunity and one not to miss. In brief the property comprises entrance porch, welcoming hallway, bay fronted lounge, dining room, fitted kitchen, utility room, shapes landing, the four well proportioned bedrooms, three piece bathroom suite and separate WC. The property is warmed by gas central heating and is fully UPVC double glazed.

Externally to the front of the property there is an artificial lawn garden with a block paved driveway accessed via wrought iron gates which in turn leads to an integral garage. To the rear, which boasts an open aspect, there is paved patio area with pathway along with lawn garden beyond which is all fence for privacy.

Ideally placed for transport links, Trafford General Hospital and the well regarded schools. To book your viewing call a team at HOME.

- Four bedroom family home
- Kitchen
- Separate WC
- Not overlooked to the rear
- Bay fronted lounge
- Utility room
- Driveway & integral garage
- Dining room
- Three piece bathroom
- Gardens front & rear



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Porch

uPVC double glazed door to the front and uPVC double glazed window to the front.

Hallway

uPVC double glazed door to the front and uPVC double glazed window to the front. Radiator. Understairs storage and stairs to the first floor.

Lounge 13'1" x 13'10" (4.01m x 4.22m)

uPVC double glazed bay window to the front, coved ceiling and radiator. Feature fireplace with living flame gas fire.

Dining room 8'1" x 10'2" (2.47m x 3.11m)

uPVC double glazed window to the rear and radiator.

'Eat in' kitchen 8'1" x 9'9" (2.47m x 2.98m)

A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Integrated fridge. A single unit sink with mixer tap. Splash tiling and radiator.

Utility room 5'8" x 9'0" (1.73m x 2.76m)

uPVC double glazed door to the rear and uPVC double glazed top light. Fitted worktop. Open through to the garage.

Shaped landing

Open balustrade, coved ceiling and loft access.

Bedroom one 12'2" x 11'8" (3.71m x 3.57m)

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

Bedroom two 8'0" x 11'8" (2.46m x 3.57m)

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

Bedroom three 21'7" x 8'6" (6.58m x 2.61m)

uPVC double glazed windows to the front, side and rear. Coved ceiling and two radiators.

Bedroom four 8'7" x 8'5" (2.64m x 2.58m)

uPVC double glazed window to the front and radiator. A range of built in wardrobes.

Bathroom

A three piece suite comprises wash hand basin, bath and shower cubicle. Tiling to compliment, radiator and uPVC double glazed opaque window to the rear.

Separate WC

A low level WC. Tiling to compliment and uPVC double glazed window to the rear.

Garage

An integral garage with remote controlled roller door. Power and lighting. uPVC double glazed window to the side.

Externally

To the front of the property there is an artificial lawned garden with borders. There is a block paved driveway access through wrought iron gates leading to the integral garage. To the rear, which is not overlooked, there is a paved patio and pathway with lawned garden beyond which is fenced for privacy. To the side there is a pathway leading to the front. Due to the nature of the plot there is a genuine potential for

extensions subject to obtaining the required consent.

Council tax

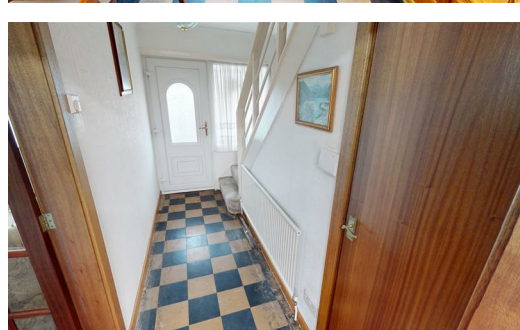
The property is council tax band D.

Tenure

The property is freehold.

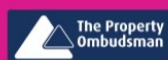
Property disclaimer

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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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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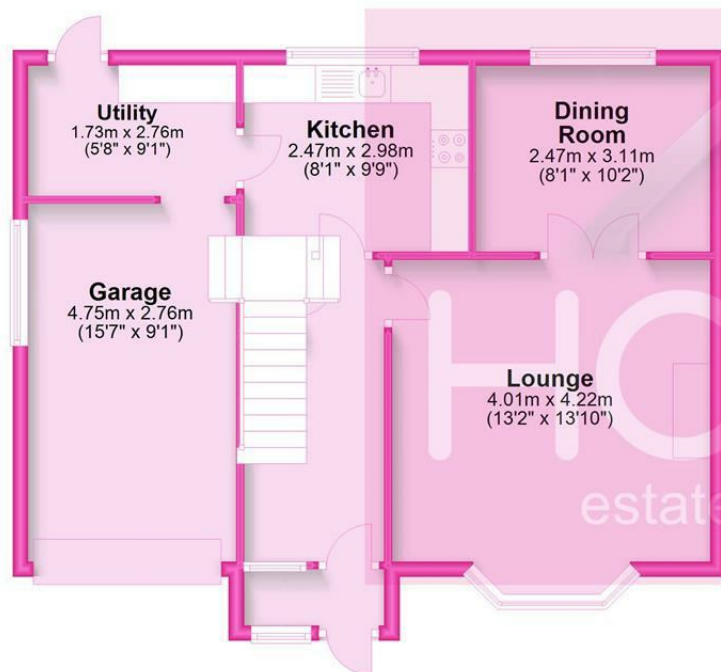
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Ground Floor

Approx. 61.4 sq. metres (661.0 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



Total area: approx. 119.9 sq. metres (1290.3 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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