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19 Warwick Drive Davyhulme Manchester M41 7AY
£346,500

HOME ESTATE AGENTS are delighted to bring to the market this well presented three bedroom extended detached property located on the cul-de-sac of Warwick Drive in Davyhulme. Our vendor has taken every care to bring you this property in move in condition. Modern decor and presentation compliments the spacious living accommodation. Located close to all local amenities and within the catchment area for several popular schools we would advise an early viewing. The accommodation comprises of Porch, entrance hallway, bay fronted lounge, sitting room and open plan kitchen/diner. To the upstairs are three generously sized bedrooms and a fitted family bathroom. The property is warmed by gas central heating and double glazed throughout. To the outside front is a paved and graveled driveway offering off road parking leading to the attached garage. Whilst to the rear is a spacious mostly lawned garden with paved patio areas. To book your viewing call HOME on 0161 7471177

- Cul-de-sac
- Open plan kitchen/diner
- Three spacious bedrooms
- Viewing advised
- Extended
- Modern decor
- Garage
- Three reception rooms
- Well presented
- Gardens to front and rear



PORCH

ENTRANCE HALLWAY

Double panel radiator.

LOUNGE 13'03 x 11'02 (4.04m x 3.40m)

UPVC double glazed bay window to front. Television point. Double panel radiator.

SITTING ROOM 11'11 x 11'02 (3.63m x 3.40m)

Television point. Ornate feature fireplace. Double panel radiator.

KITCHEN/DINER 18'01 x 17'08 (5.51m x 5.38m)

UPVC French doors to rear. UPVC double glazed window to rear. Two Velux roof windows. A range of wall and base units. Block style worktops. Five ring gas hob. overhead extractor fan. Electric oven. Integrated dishwasher. Splash wall tiling.

LANDING

Shaped. Open balustrade. UPVC double glazed window to side.

BEDROOM ONE 13'03 x 12'07 (4.04m x 3.84m)

UPVC double glazed bay window to front. A range of fitted wardrobes. Double panel radiator.

BEDROOM TWO 10'09 x 12'07 (3.28m x 3.84m)

UPVC double glazed window to rear. A range of fitted wardrobes. Single panel radiator.

BEDROOM THREE 6'11 x 7'05 (2.11m x 2.26m)

UPVC double glazed window to front. A range of fitted wardrobes. Single panel radiator.

BATHROOM

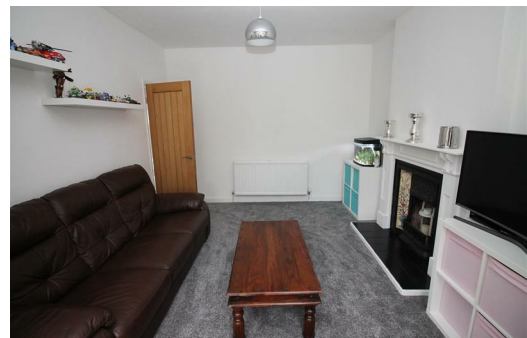
UPVC double glazed opaque window to side. Bath. Pedestal wash hand basin. WC. Splash wall tiling. Tiled floor. Ladder style radiator.

OUTSIDE

To the outside front is a paved and graveled driveway offering off road parking leading to the attached garage. Whilst to the rear is a spacious mostly lawned garden with paved patio areas. To book your viewing call HOME on 0161 7471177

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.



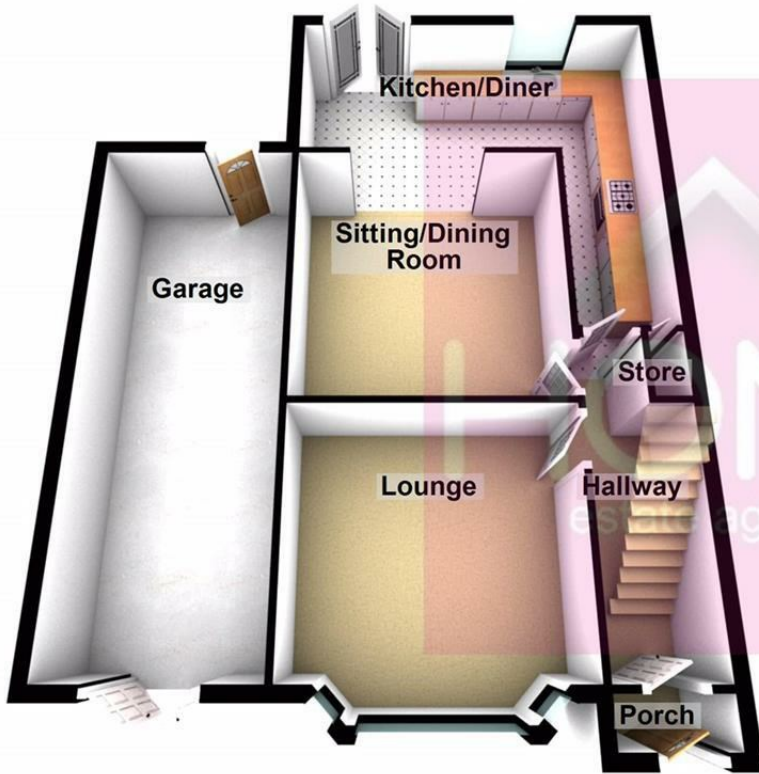


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Ground Floor

Approx. 73.7 sq. metres (793.0 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 116.3 sq. metres (1251.9 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		

