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28 Wycombe Close Davyhulme Manchester M41 7ND

Offers over £240,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this beautifully appointed and tastefully finished three bedroom extended mid town house. If you are looking for a property in genuine 'move in' condition be sure to book your viewing early. In brief the accommodation to the ground floor comprises welcoming hallway, bay fronted lounge which is open through to the dining room and in turn the extended kitchen. To the first floor the is the shaped landing and three piece shower room. The property is warmed by gas central heating and is uPVC double glazed. Externally to the front there is a pleasant garden and pathway to the front door. To the rear there is a paved patio with mainly lawned garden beyond. Ideally placed for local amenities and transport links. To book your viewing call the team at HOME.

- Three bedroom town house
- Lounge
- Dining room
- Extended kitchen
- Three piece shower room
- uPVC double glazed
- Gas central heating
- Gardens front and rear
- Overlooking a pleasant green
- Well presented throughout

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Hallway

Composite double glazed door. Wooden effect floor and picture rail. Stairs leading to the first floor.

Dining room 13'0" x 12'10" (3.98m x 3.92m)

Open through to the lounge. uPVC double glazed box bay window to the front, wooden effect floor and contemporary radiator.

Lounge 15'6" x 10'11" (4.74m x 3.34m)

Open through to the kitchen. Contemporary wall mounted electric fire. Built in storage cabinets. Wooden effect floor and radiator.

Extended kitchen 9'4" x 14'0" (2.86m x 4.27m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and half unit sink with mixer tap. Integrated hob and oven. Space for appliances. Splash tiling and contemporary radiator. uPVC double glazed windows to the rear and the side. uPVC double glazed door leading to the rear garden.

Shaped landing

Open balustrade and loft access.

Bedroom one 13'1" x 9'5" (4.00m x 2.89m)

uPVC double glazed box bay window to the front and radiator.

Bedroom two 10'3" x 9'5" (3.13m x 2.89m)

uPVC double glazed window to the rear and radiator.

Bedroom three 9'0" x 5'10" (2.75m x 1.79m)

uPVC double glazed window to the front and radiator. Built in storage unit.

Shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and tiled floor. Ladder radiator. uPVC double glazed window to the rear.

Externally

To the front of the property there is a pleasant garden and pathway to the front door. To the rear there is a paved patio area with lawned garden beyond along with a garden shed.

Other information

The property benefits from a newly installed composite front door. The uPVC double glazing was installed 6 years ago.

Tenure

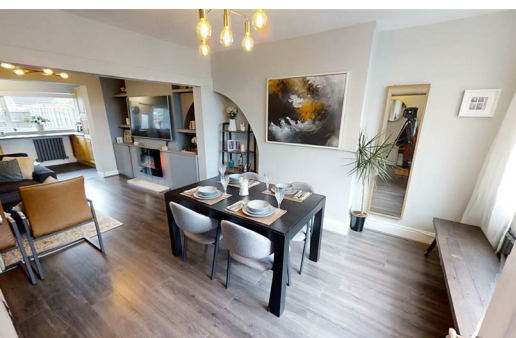
The property is leasehold with a ground rent of £5.00 payable annually.

Council tax

The property is council tax band B.

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



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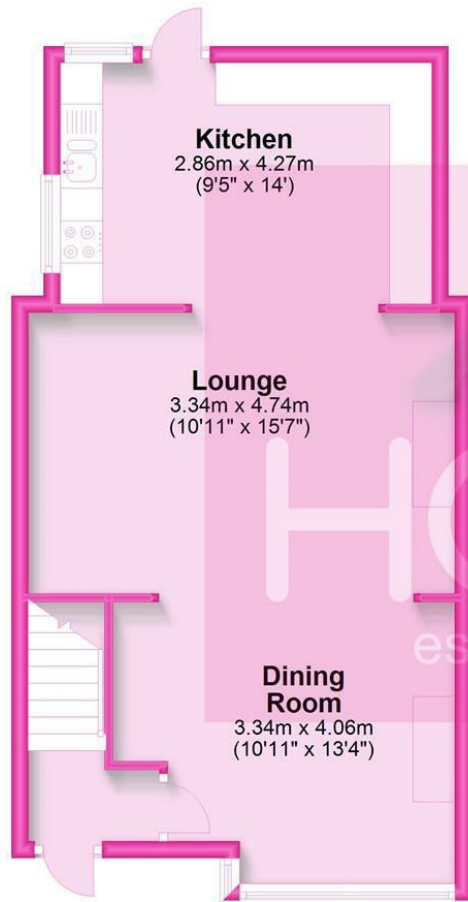
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Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



Total area: approx. 80.1 sq. metres (861.7 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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