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23 Whalley Avenue Davyhulme Manchester M41 0QL

Offers over £299,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this much cared for three bedroom semi detached property situated on a popular Davyhulme cul de sac. Being sold with no vendor chain & ideally placed for the well regarded schools. In brief the accommodation comprises entrance hallway, spacious lounge, dining room, fitted kitchen, shaped landing, the three well proportioned bedrooms & a four piece shower room. The property is uPVC double glazed & warmed by gas central heating. To the front of the property there is a block paved ornate garden along with a block paved driveway for off road parking. The driveway continues to the side, leading to the brick garage. To the rear there is a well stocked, mature garden with central lawn. A superb location for transport links & amenities. To book your viewing call the team at HOME.

- Cul de sac location
- Dining room
- Gas central heating
- No vendor chain
- Three bedroom semi detached
- Fitted kitchen
- uPVC double glazed
- Spacious lounge
- Four piece shower room
- Generous driveway & garage



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Entrance hallway

uPVC double glazed door to the front. Entrance to the lounge.

Lounge 12'9" x 19'3" (3.90m x 5.87m)

uPVC double glazed bay window to the front, coved ceiling and radiator. Wall mounted gas fire sat on a black granite hearth. Understairs storage cupboard and stairs to the first floor.

Dining room 10'6" x 11'1" (3.22m x 3.38m)

uPVC double glazed French doors leading to the rear garden. Coved ceiling and radiator.

Kitchen 10'6" x 8'4" (3.22m x 2.55m)

uPVC double glazed window to the rear and uPVC double glazed door leading to the side. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob and double oven. Space for appliances. Fitted breakfast bar, tiling to compliment and radiator.

Shaped landing

uPVC double glazed window to the side, open balustrade and uPVC double glazed window to the side. Built in storage cupboard.

Bedroom one 12'4" x 11'3" (3.78m x 3.43m)

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

Bedroom two 9'1" x 12'4" (2.79m x 3.78m)

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

Bedroom three 8'6" x 8'2" (2.60m x 2.51m)

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

Shower room 6'0" x 7'10" (1.85m x 2.41m)

A four piece suite comprises low level WC, vanity wash hand basin, bidet and shower cubicle. Tiling to compliment and radiator. uPVC double glazed windows to the rear.

Garage

Up and over door to the front. Power and lighting.

Externally

To the front of the property there is a block paved ornate garden along with a block paved driveway for off road parking. The driveway continues to the side, leading to the brick garage. To the rear there is a well stocked, mature garden with central lawn.

Tenure

The property is leasehold with a ground rent of £12.00 payable annually.

Council tax

The property is council tax band C.

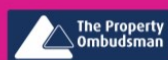
Property disclaimer

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.

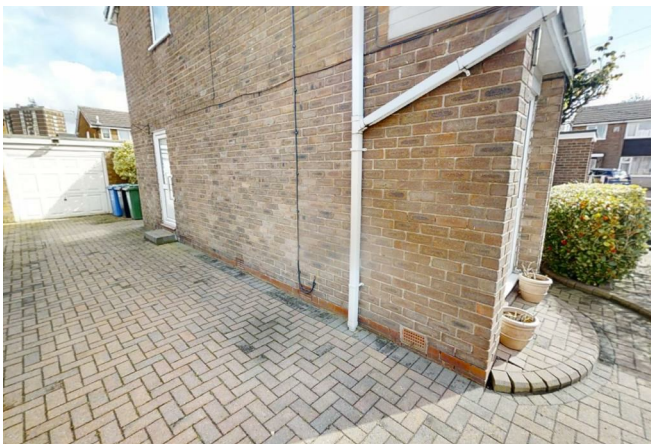


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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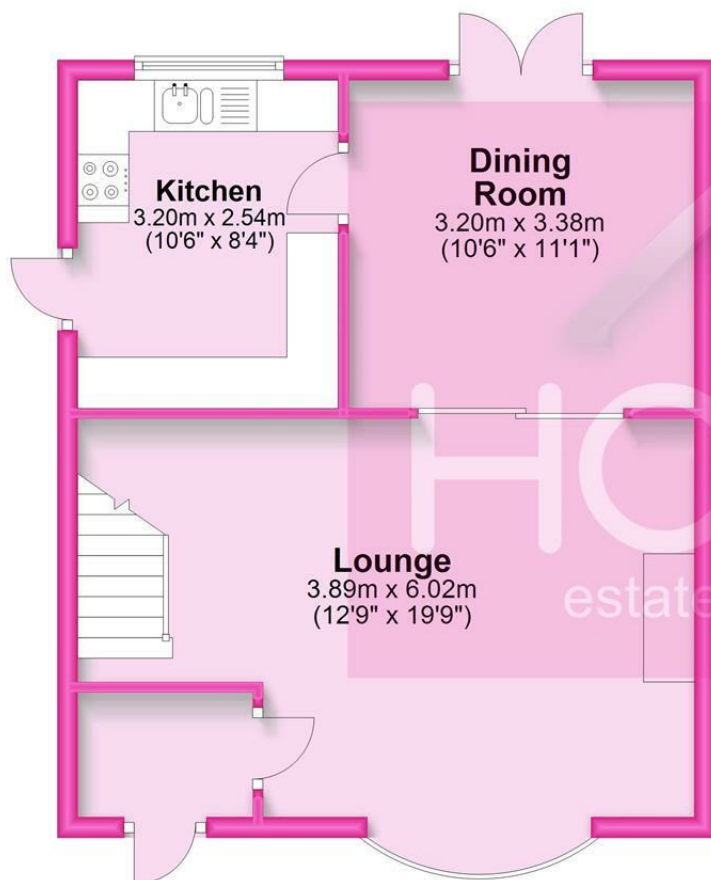
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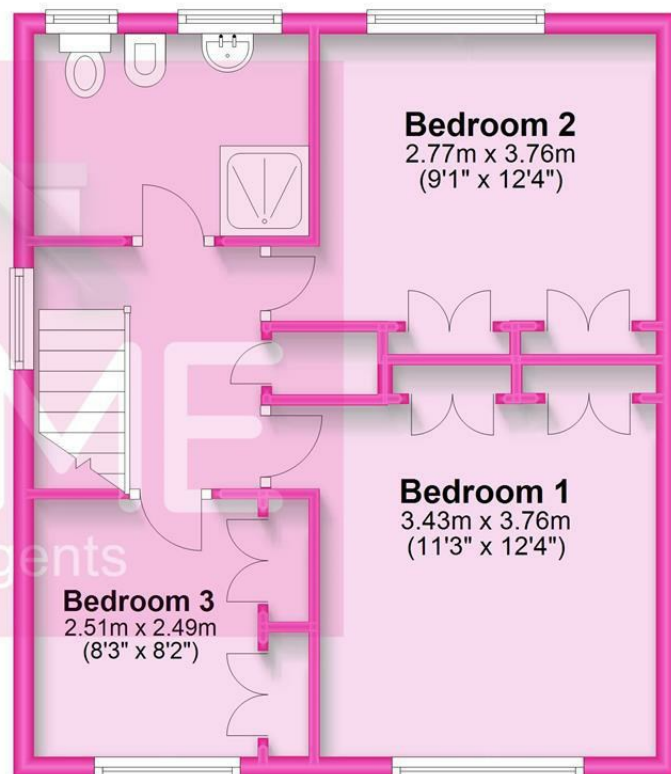
Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.5 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		
England & Wales	EU Directive 2002/91/EC	

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