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55 Rossett Drive Davyhulme Manchester M41 8DZ

Offers over £220,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this two bedroom semi detached property on the peaceful Rossett Drive in Davyhulme. In brief the accommodation comprises entrance porch, lounge, dining kitchen, shaped landing, the two bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a mainly lawned garden and driveway providing ample off road parking. To the side the driveway continues leading to a car port. To the southerly facing rear, there is a paved patio area with a lawned garden beyond. Ideally placed for the well regarded schools & amenities. To book your viewing call the team at HOME.

- Southerly facing rear garden
- Dining kitchen
- Gas central heated
- Cul de sac location
- Two bedroom semi detached
- Three piece bathroom suite
- Gardens front & rear
- Lounge
- uPVC double glazed
- Driveway & car port



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Entrance porch

uPVC double glazed door to the side and entrance to the lounge.

Lounge 13'7 x 12'4 (4.14m x 3.76m)

Door to the front and uPVC double glazed window to the front. Wall mounted gas fire. Radiator and stairs to the first floor.

Dining kitchen 10'10 x 12'4 (3.30m x 3.76m)

uPVC double glazed window to the rear and 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 one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Splash tiling and radiator.

Shaped landing

Open balustrade and loft access.

Bedroom one 11'6 x 12'4 (3.51m x 3.76m)

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

Bedroom two 10'4 x 7'0 (3.15m x 2.13m)

uPVC double glazed window to the rear and radiator.

Bathroom

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

Externally

To the front of the property there is a mainly lawned garden and driveway providing ample off road parking. To the side the driveway continues leading to a car port. To the southerly facing rear, there is a paved patio area with a lawned garden beyond. There is a garden shed.

Tenure

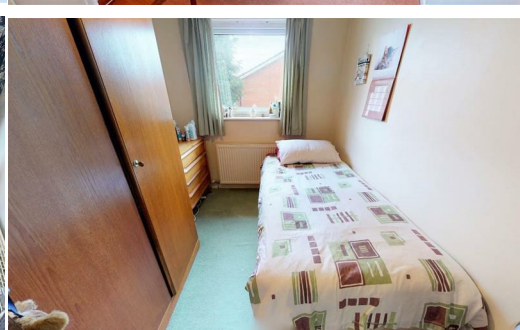
We have been advised that the property is Freehold.

Council tax

The property is council tax band B.

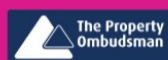
Property disclaimer

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



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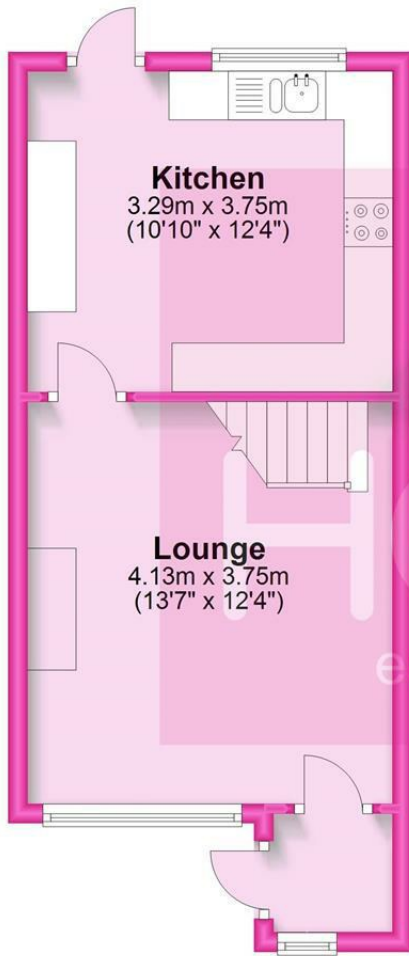
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Ground Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



First Floor

Approx. 25.4 sq. metres (272.9 sq. feet)



Total area: approx. 55.2 sq. metres (593.8 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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