



18 Dovedale Avenue Monton Manchester M30 9JA

£245,000

STUNNING CONDITION THROUGHOUT! HOME ESTATE AGENTS are delighted to offer for sale this stunningly presented three bedroom semi detached property located on the ever popular cul de sac of Dovedale Avenue. Accommodation comprising from porch, hallway, lounge, open plan kitchen/diner, shaped landing, three bedrooms and a modern fitted three piece bathroom suite. The property offers double glazing and gas central heated. Externally to the front and rear there are generous lawn gardens surrounded by mature trees. Within walking distance of Monton Village with its array of shops, restaurants, coffee shops and bars along with being nestled in a cul de sac position we feel this property will prove popular! Call HOME on 01617898383 to view!

- STUNNING CONDITION THROUGHOUT!
- Three bedroom semi detached property
- Porch
- hallway
- Lounge
- Modern, Open plan kitchen/diner
- Three piece modern bathroom suite
- Gardens front and rear
- Cul de sac location
- Close to Monton High Street!

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Porch

Access to hallway and double glazed door to front

Hallway

Wood effect flooring, stairs to first floor, double panel radiator, wooden door to front and under stairs storage

Lounge 14'3 x 14'9 (4.34m x 4.50m)

uPVC double glazed bay window to front, feature fire surround housing living flame gas fire, television point and double panel radiator

Open plan kitchen/diner 20'2 x 9'9 (6.15m x 2.97m)

Open plan kitchen diner fitted with wall and base units, roll edge worktops, sink unit, electric oven and hob, built in dishwasher, built in fridge freezer, built in washing machine, extractor fan, ceiling spotlights and feature radiator. uPVC double glazed window to rear and uPVC double glazed french doors to the rear.

Shaped landing

Loft access and open balustrade

Bedroom One 10'3 x 13'7 (3.12m x 4.14m)

uPVC double glazed window to front and single panel radiator

Bedroom Two 11'1 x 13'8 (3.38m x 4.17m)

uPVC double glazed window to rear and single panel radiator

Bedroom Three 7'2 x 10'0 (2.18m x 3.05m)

uPVC double glazed window to front, single panel radiator and cupboard housing the "Worcester" gas central heating boiler

Bathroom 5'6 x 7'6 (1.68m x 2.29m)

Fitted with a modern three piece bathroom suite comprising from low level W/C, pedestal wash hand basin and paneled bath with shower over. Tiled to complement, ladder style radiator and uPVC double glazed opaque window to rear and side

IMPORTANT INFORMATION -

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: Monston - 9262084, Urmston - 04331861, Stretford - 08259553



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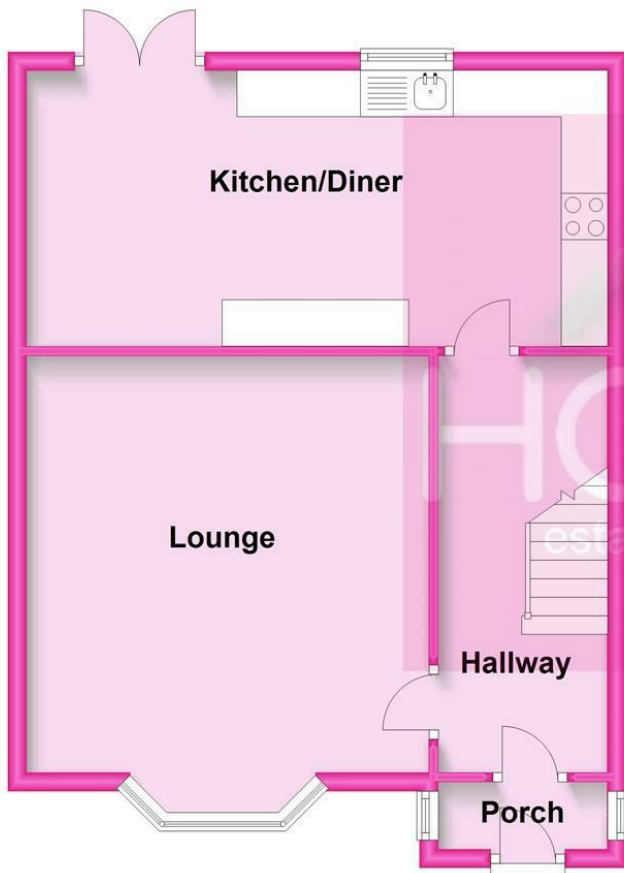
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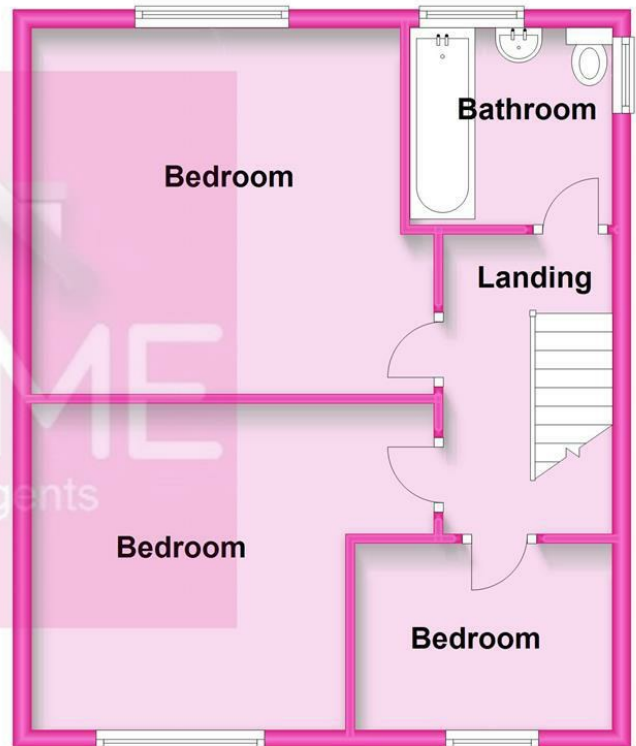
Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



Total area: approx. 96.6 sq. metres (1039.3 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	84

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	65

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