



## 17 Rossett Drive Davyhulme Manchester M41 8DZ

### £650,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this beautifully presented five bedroom detached family residence. If you are looking for space in abundance be sure to book your viewing early to avoid missing out. The ground floor comprises entrance porch, welcoming hallway, sitting room, lounge, playroom/home office, dining kitchen, utility room & downstairs WC. To the first floor there is a galleried style landing, the five bedrooms, ensuite bathroom, ensuite shower room & family bathroom. The property is warmed by gas central heating & uPVC double glazed. Externally to the front there is a lawned garden, block paved pathway & driveway leading to the integral garage. To the rear there is a paved pathway, shaped landing, gravelled ornate areas which is fenced for privacy. Ideally placed for the well regarded schools, transport links & amenities. To book your viewing call the team at HOME.

- Five bedroom detached
- Substantial family home
- Lounge
- Sitting room
- Playroom/home office
- Dining kitchen
- Utility room
- Ensuite shower room
- Ensuite bathroom
- Driveway, garages & gardens



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### Porch

uPVC double glazed door to the front, quarry tiled floor and radiator.

### Hallway

Door to the front, wooden effect floor, coved ceiling and radiator. Stairs leading to the first floor.

### Sitting room 14'0 x 11'5 (4.27m x 3.48m)

uPVC double glazed bay window to the front, coved ceiling and radiator.

### Lounge 18'3 x 11'5 (5.56m x 3.48m)

uPVC double glazed French doors leading to the rear garden. Wall lights, coved ceiling, wooden effect floor and radiator. Feature fireplace housing a living gas fire.

### Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Wooden effect floor, tiling to compliment and radiator.

### Playroom/home office 10'1 x 8'9 (3.07m x 2.67m)

Wooden effect floor.

### Dining kitchen 14'2 x 17'5 (4.32m x 5.31m)

uPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear garden. A comprehensive 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, double oven and extractor. Integrated fridge freezer and dishwasher. Splash tiling, tiled floor, coved ceiling and radiator.

### Utility room

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. Tiled floor. Gas central heating boiler.

### Galleried style landing

Open balustrade, coved ceiling and loft access. Built in storage cupboard. uPVC double glazed window to the front.

### Bedroom one 11'3 x 15'6 (3.43m x 4.72m)

uPVC double glazed window to the rear, wooden effect floor and radiator. A range of built in wardrobes with ample hanging and shelving space.

### Ensuite bathroom

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

### Bedroom two 14'0 x 11'5 (4.27m x 3.48m)

uPVC double glazed window to the front, coved ceiling and radiator.

### Ensuite shower room

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

### Bedroom three 11'3 x 10'10 (3.43m x 3.30m)

uPVC double glazed window to the rear, coved ceiling and radiator. Built in wardrobe with ample hanging and shelving space.

### Bedroom four 10'2 x 7'5 (3.10m x 2.26m)

uPVC double glazed window to the front, coved ceiling and radiator.

### Bedroom five 11'3 x 9'1 (3.43m x 2.77m)

uPVC double glazed window to the rear, coved ceiling and radiator. Built wardrobe with ample hanging and shelving space.

### Family bathroom

A three piece suite comprises low level WC, vanity wash hand basin and bath with shower

over. Tiling to compliment and radiator. uPVC double glazed window to the side.

### Externally

Externally to the front there is a lawned garden, block paved pathway & driveway leading to the integral garage. To the rear there is a paved pathway, shaped landing, gravelled ornate areas which is fenced for privacy.

### Garage 16'9 max x 16'7 max (5.11m max x 5.05m max )

Two up and over doors to the front. Power and lighting. Door to the side for access.

### Tenure

The property is Freehold.

### Council tax

The property is council tax band F.

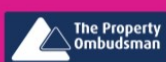
### Property disclaimer

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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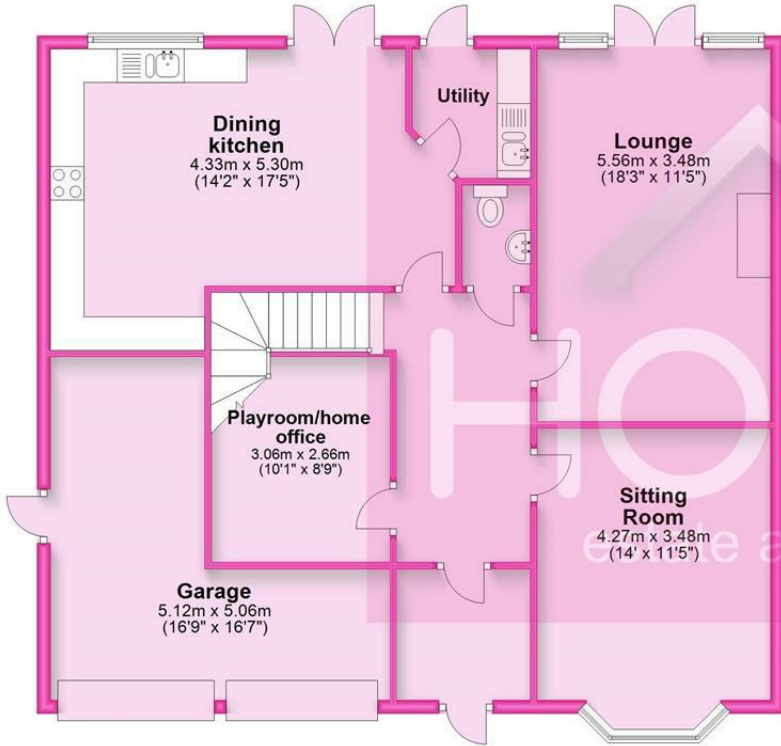
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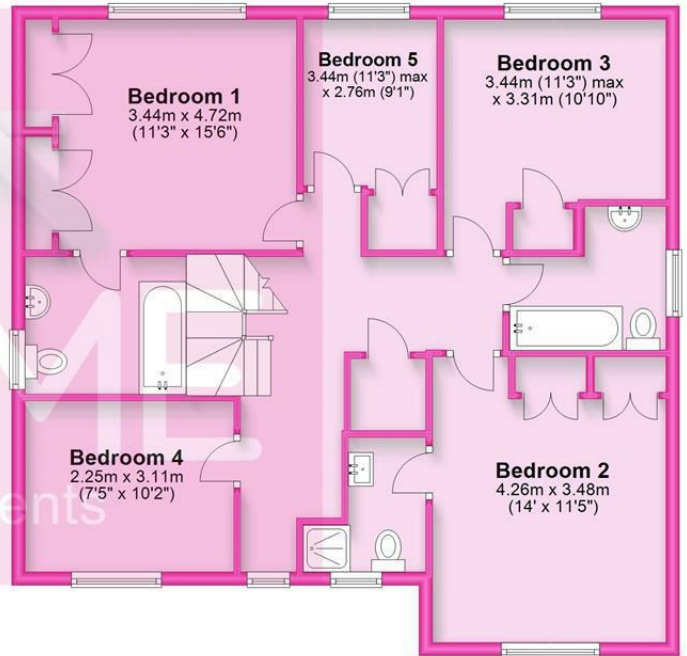
### Ground Floor

Approx. 105.3 sq. metres (1133.7 sq. feet)



### First Floor

Approx. 83.0 sq. metres (893.2 sq. feet)



Total area: approx. 188.3 sq. metres (2026.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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