



16 Lowood Avenue Davyhulme Manchester M41 8GD

£495,999

A SPACIOUS FAMILY RESIDENCE! HOME ESTATE AGENTS are proud to offer for sale this five bedroom extended semi detached property situated on a peaceful Davyhulme cul de sac. In brief the accommodation comprises welcoming hallway, bay fronted lounge, 25ft dining kitchen, utility room, downstairs WC, shaped landing, the five well proportioned bedrooms & a four piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a paved driveway providing ample off road parking whilst to the rear there is a large paved patio area with an artificial lawned garden beyond which is fenced for privacy. Ideally placed for the well regarded schools, Trafford General Hospital & amenities. TO book your viewing call the team at HOME.

- Cul de sac location
- 25ft Dining kitchen
- Four piece bathroom suite
- Ideal for popular schools
- Five bedroom extended semi detached
- Utility room
- Ample off road parking
- Bay fronted lounge
- Downstairs WC
- Garden to the rear

Hallway

uPVC double glazed door to the front with uPVC double glazed surround. Wooden effect floor and radiator. Stairs leading to the first floor.

Lounge 15'7" x 11'0" (4.76m x 3.37m)

uPVC double glazed bay window to the front, coved ceiling and radiator. Ornate feature fireplace. Wood floor.

Dining kitchen 14'9" x 25'7" (4.51m x 7.82m)

uPVC double glazed French doors leading to the rear garden and uPVC double patio doors set with a bay overlooking the rear garden. uPVC double glazed window to the rear. A comprehensive range of fitted wall and base units with a matt granite worktop over. Incorporating a Belfast style sink with mixer tap. Space for appliances. Wooden effect floor and radiator.

Utility room 9'0" x 7'2" (2.76m x 2.20m)

uPVC double glazed window to the front, wooden effect floor and radiator. Fitted storage cupboard with shelving and gas central heating boiler. Plumbing for appliances.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin, Splash tiling and wooden effect floor.

Shaped landing

Open balustrade and loft access.

Bedroom one 12'3" 10'4" (3.75m 3.16m)

Bedroom two 11'11" x 10'4" (3.64m x 3.16m)

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

Bedroom three 8'7" x 7'2" (2.63m x 2.19m)

uPVC double glazed window to the rear and radiator.

Bedroom four 8'7" x 6'7" (2.63m x 2.03m)

uPVC double glazed bay window to the front and radiator.

Bedroom five 6'2" x 5'9" (1.89m x 1.76m)

uPVC double glazed window to the front and radiator.

Bathroom

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

Externally

Externally to the front of the property there is a paved driveway providing ample off road parking whilst to the rear there is a large paved patio area with an artificial lawned garden beyond which is fenced for privacy.

Tenure

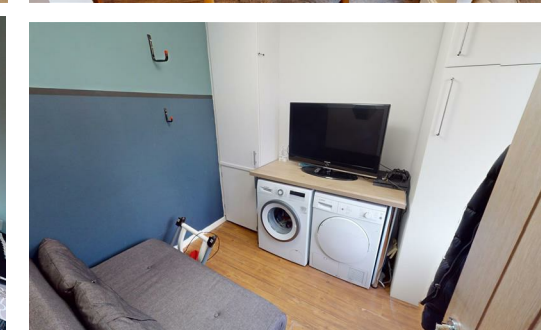
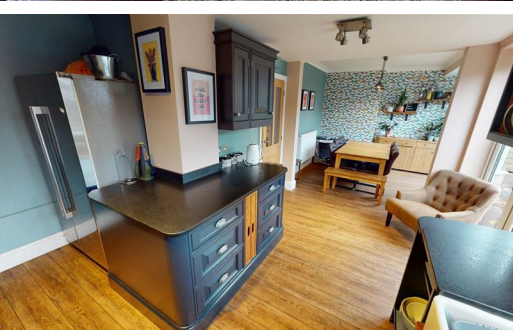
The property is Leasehold with a ground rent of £10.00 payable annually.

Council tax

The property is council tax band D.

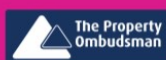
Property disclaimer

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.

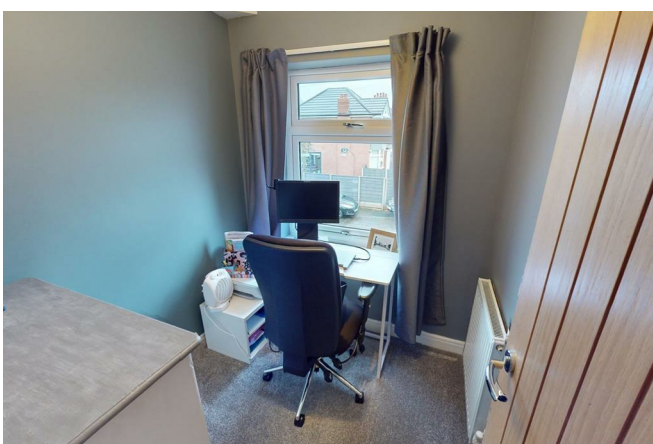
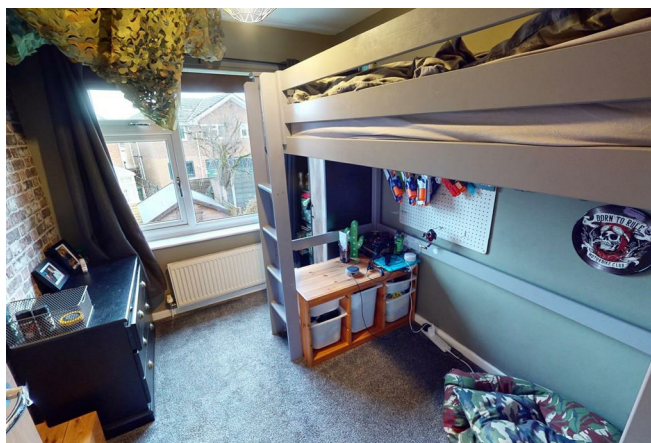
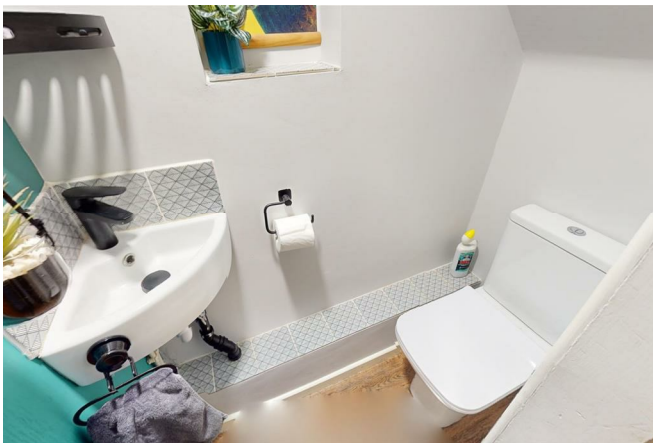


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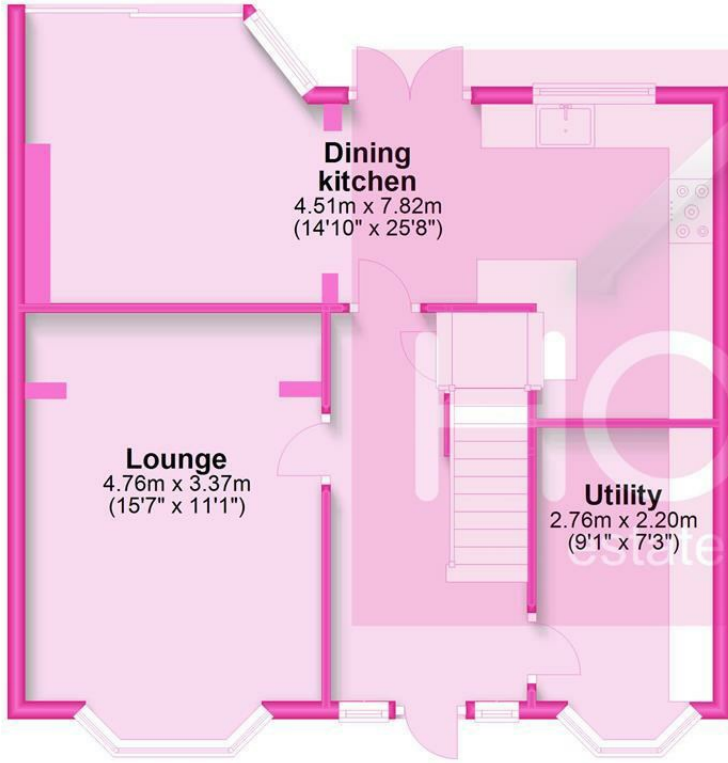
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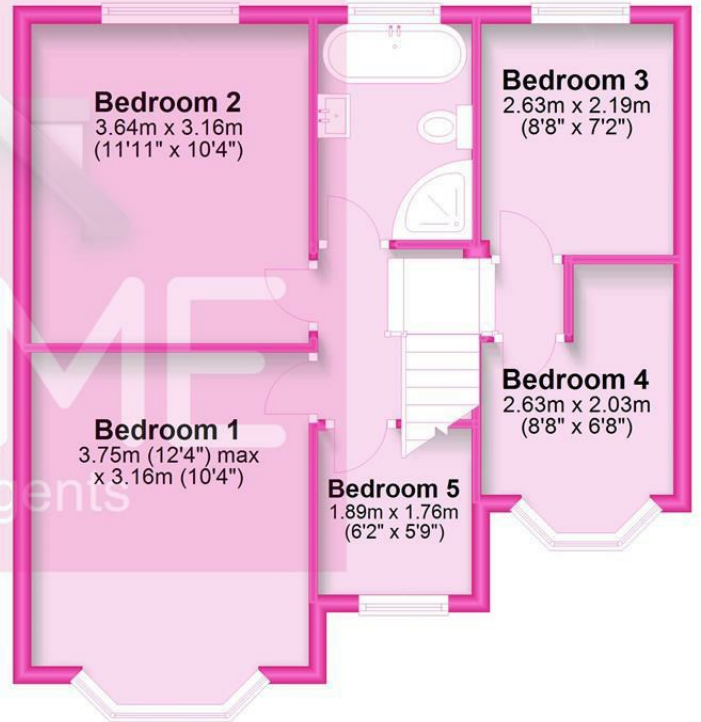
Ground Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



Total area: approx. 105.1 sq. metres (1131.7 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 | | | |
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