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**1 Welbeck Avenue Davyhulme Manchester M41 0GJ**  
**£465,000**

STUNNING INTERIOR! HOME ESTATE AGENTS are delighted to offer for sale this beautifully extended four bedroom detached family residence situated on a small Davyhulme cul de sac. If you are looking for a property in genuine 'move in' condition then be sure to book your viewing. In brief the ground floor comprises entrance vestibule, welcoming hallway, open plan contemporary dining kitchen, utility room & a downstairs WC. To the first floor there are three bedrooms along with a modern four piece bathroom suite. The fourth bedroom is located within the professional converted loft space along with a three piece shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is an extensive block paved 'in & out' driveway along with mature beds. There is an attached garage. To the side there is a well fenced artificial lawned children's play area. To the side there is a central mainly lawned garden along with paved pathway & patio area, all of which is fenced for privacy. Ideally placed to enjoy the ever growing amenities of the area, transport links & the sought after schools. To book your viewing call the team at HOME.

- Four bedroom detached
- Open plan kitchen & dining room
- Ensuite shower room
- Cul de sac location
- Extended family residence
- Downstairs WC & utility room
- Large driveway & garage
- Bay fronted lounge
- Four piece modern bathroom
- Well presented rear garden



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### Entrance vestibule

uPVC double glazed door to the front and uPVC double glazed either side. Entrance to the hallway.

### Hallway

Door to the front with glazed surround. Wood floor, wall lights and radiator. Stairs leading to the first floor.

### Lounge 10'7" x 10'8" (3.23m x 3.26m )

uPVC double glazed bay window to the front, wooden effect floor and radiator.

### Open plan dining kitchen 21'7" x 25'6" (6.59m x 7.78m)

Double glazed bi-folding doors leading to the rear garden. uPVC double glazed window to the rear. Three Velux windows set within vaulted ceiling. Feature fire surround, black granite hearth housing a living flame gas fire. A comprehensive range of contemporary fitted wall and base units with a quartz worktop over. Island with quartz worktop and incorporating an undermounted sink with mixer tap. Breakfast bar. Integrated hob, oven and extractor fan. Integrated microwave oven and dishwasher. Tiled flooring, spotlights and three upright radiators.

### Utility room 6'11" x 6'4" (2.12m x 1.95m )

A range of fitted wall and base units with a worktop over. Incorporating a single unit sink with mixer tap. Splash tiling and tiled floor. Space for appliances. Cupboard housing the gas central heating boiler. uPVC door to the side.

### Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Tiling to compliment and tiled floor.

### Shaped first floor landing

Wooden effect floor, uPVC double glazed window to the side and stairs leading to the second floor.

### Bedroom one 14'0" x 9'11" (4.28m x 3.03m )

uPVC double glazed bay window to the front, wooden effect floor and radiator.

### Bedroom two 11'11" x 9'11" (3.65m x 3.03m )

uPVC double glazed window to the rear, wooden effect floor and radiator.

### Bedroom three 9'8" x 7'3" (2.96m x 2.22m)

uPVC double glazed window to the front, wooden effect floor and radiator.

### Family bathroom

A modern four piece suite comprises low level WC, wash hand basin with storage below, bath and separate shower cubicle. Tiling to compliment and tiled floor. Contemporary radiator and spotlights. uPVC double glazed window to the side and the rear.

### Second floor landing

Open balustrade.

### Bedroom four 11'10" x 17'4" (3.61m x 5.30m )

Velux window, radiator and storage into the eaves.

### Ensuite shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment.

### Externally

Externally to the front of the property there is an extensive block paved 'in and out' driveway along with mature beds. There is an attached garage. To the side there is a well fenced artificial lawned children's play area. To the side there is a central mainly lawned garden along with paved pathway and patio area, all of which is fenced for privacy.

### Garage

Double doors to the front. Power and lighting.

### Tenure

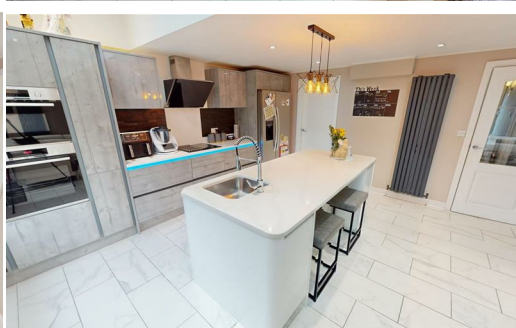
The property is Freehold.

### Council tax

The property is council tax band D.

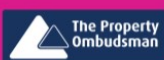
### Property disclaimer

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.

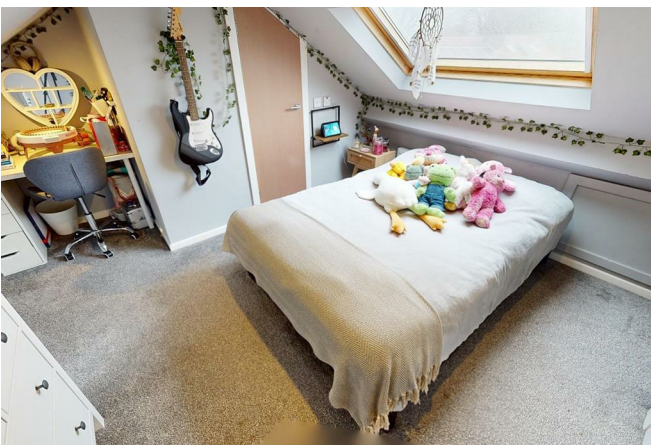


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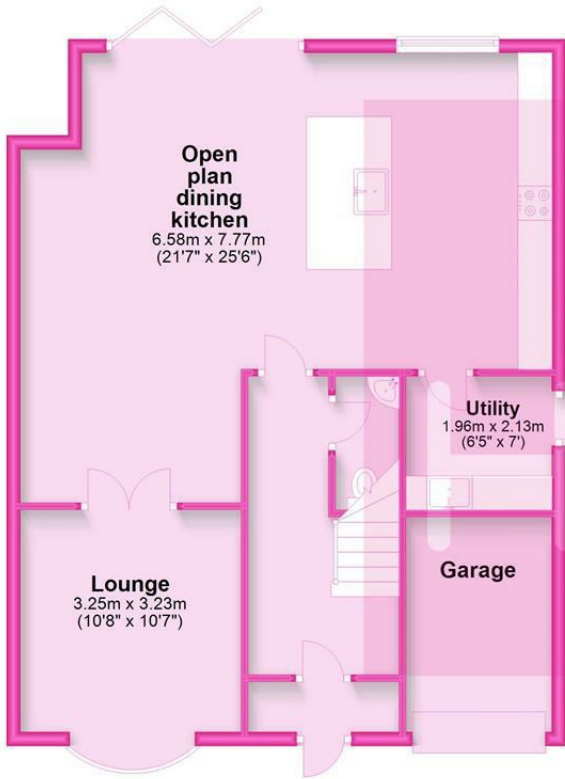
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### Ground Floor

Approx. 76.2 sq. metres (819.9 sq. feet)



### First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



### Second Floor

Approx. 19.1 sq. metres (206.0 sq. feet)



Total area: approx. 138.5 sq. metres (1490.5 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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