



25 Salisbury Road Davyhulme Manchester M41 0RD

£480,000

FIVE BEDROOMS! HOME ESTATE AGENTS are proud to offer for sale this well appointed & tastefully extended five bedroom extended semi detached family residence. As the property boasts a double storey extension there space available must be viewed to be fully appreciated. In brief the ground floor comprises entrance vestibule, welcoming hallway, bay fronted dining room, lounge & extended dining kitchen, To the first floor you will find a shaped landing, the five well proportioned bedrooms & a four piece bathroom suite. The property is uPVC double glazed & is warmed by gas central heating. Externally to the front of the property there is a generous paved driveway providing ample off road parking which leads to the integral garage. To the rear there is a generous paved patio with pathway along with lawned areas which leads to a second paved patio. There are slate chipped beds & the garden is fenced for privacy. Ideally placed for the popular schools, transport links & Trafford General Hospital. To book your viewing call the team at HOME.

- Popular location
- Lounge
- Ample driveway
- Five bedroom semi detached
- Double storey extension to the rear
- Dining kitchen
- Integral garage
- Bay fronted dining room
- Four piece bathroom suite
- Large garden to the rear



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway

Door to the the front. Understairs storage cupboard and radiator. Stairs leading to the first floor.

Dining room 11'11" x 11'3" (3.64m x 3.45m)

uPVC double glazed bay window to the front with fitted plantation shutters. Radiator.

Lounge 11'6" x 11'3" (3.53m x 3.45m)

uPVC double glazed window to the rear and radiator. Feature fireplace with living flame gas fire.

Dining kitchen 15'1" x 14'5" (4.62m x 4.40m)

Two uPVC double glazed windows to the rear and uPVC double glazed door giving access to the rear garden. A comprehensive range of fitted wall and base units with worktop over. Integrated fridge freezer and dishwasher. Space for appliances. Incorporating a single unit sink with mixer tap. Over worktop lighting, splash tiling, tiled floor, plinth heater and two radiators. Door through to the garage.

Shaped landing

Open balustrade and loft access.

Bedroom one 13'5" x 10'0" (4.10m x 3.07m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 10'0" x 10'0" (3.07m x 3.07m)

uPVC double glazed window to the rear and radiator.

Bedroom three 12'2" x 8'1" (3.72m x 2.47m)

uPVC double glazed window to the rear and radiator.

Bedroom four 6'7" x 7'3" (2.03m x 2.21m)

uPVC double glazed window to the front and radiator. A range of fitted wardrobes with hanging and shelving space.

Bedroom five 10'4" x 7'0" (3.15m x 2.15m)

uPVC double glazed window to the front with fitted plantation shutters. Radiator. This room is a single bedroom although currently used as a home office.

Family bathroom 7'7" x 7'2" (2.32m x 2.20m)

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

Externally

To the front of the property there is a generous paved driveway providing ample off road parking which leads to the integral garage. To the rear there is a generous paved patio with pathway along with lawned areas which leads to a second paved patio. There are slate

chipped beds and the garden is fenced for privacy. There is external power and outside tap.

Garage

An integral garage with up and over door to the front. Power and lighting. Access to the dining kitchen.

Council tax

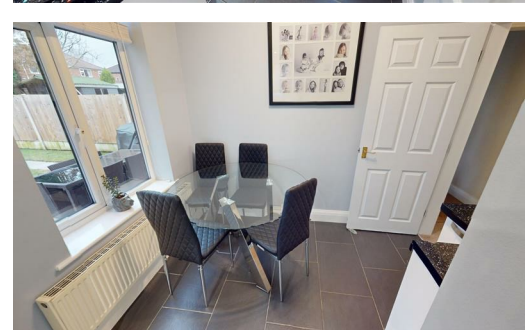
The property is council tax band C.

Tenure

The property is leasehold with a ground rent of £5.00 annually.

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

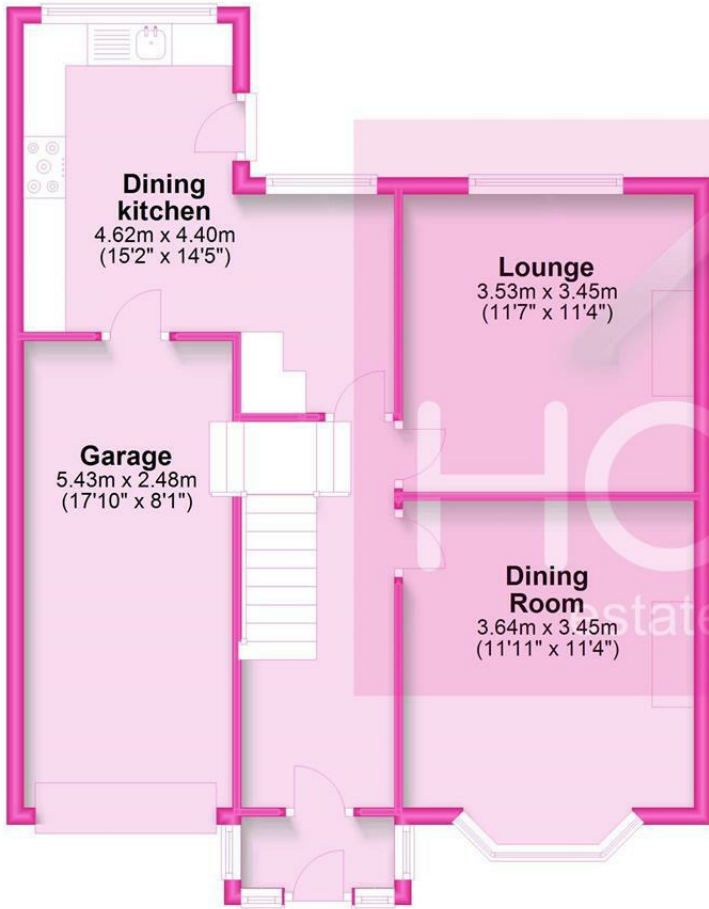
www.homestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

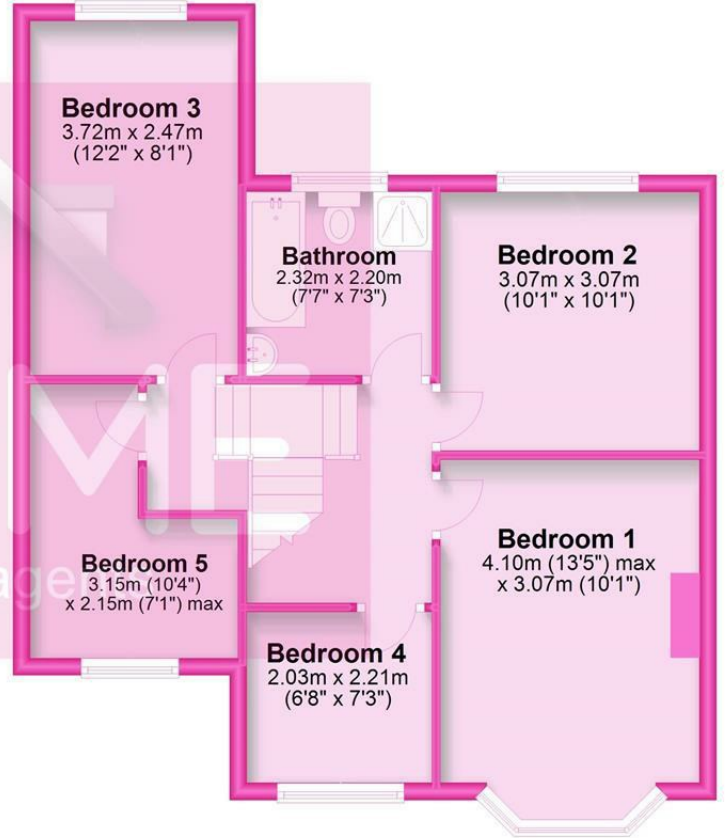
Ground Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



Total area: approx. 120.2 sq. metres (1293.5 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		
England & Wales	EU Directive 2002/91/EC	

LOCAL EXPERTS THAT GET YOU MOVING

www.homestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553