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10 Knowsley Avenue Davyhulme Manchester M41 7BT

Offers over £285,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this much loved three bedroom mid terrace property situated on a peaceful cul de sac. In brief the accommodation comprises welcoming hallway, dining room, lounge, extended kitchen, shaped landing, the three well proportioned bedrooms, three piece bathroom & converted loft space. The property is warmed by gas central heating & uPVC double glazed throughout. Externally to the front of the property there is a palisade with raised beds whilst to the rear the garden must be seen to be appreciated. The rear benefits from a patio area with mainly lawned garden along with a further patio area. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- No vendor chain
- Lounge
- Converted loft space
- Gas central heated
- Three bedroom mid terrace
- Extended kitchen
- Gardens front & rear
- Dining room
- Three piece bathroom
- Cul de sac location



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Hallway

Composite door to the front and radiator. Original coved ceiling, picture rail and dado rail. Understairs storage and stairs leading to the first floor.

Dining room 10'9" x 10'0" (3.28m x 3.05m)

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

Lounge 16'8" x 10'0" (5.10m x 3.05m)

uPVC double glazed window to the rear, dado rail, coved ceiling and radiator. Wooden fire surround, back and hearth housing a living flame gas fire.

Extended kitchen 28'3" x 5'7" (8.62m x 1.72m)

uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the rear garden. A range of fitted wall and base units with a quartz worktop over. Display shelving. Incorporating a single unit sink with mixer tap. Space for appliances. Splash tiling, wooden effect floor and radiator.

Shaped landing

Balustrade.

Bedroom one 11'11" x 9'6" (3.64m x 2.90m)

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

Bedroom two 9'6" x 12'0" (2.90m x 3.66m)

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

Bedroom three 7'7" x 5'4" (2.33m x 1.63m)

uPVC double glazed window to the front and radiator. Stairs leading to the converted loft space.

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath with electric shower over. Tiling to compliment, radiator and uPVC double glazed window to the rear. Gas central heating boiler.

Converted loft space 8'2" x 14'10" (2.50m x 4.54m)

Velux window.

Externally

To the front of the property there is a palisade with raised, stocked beds. To the rear there is a paved patio area which leads to a mainly lawned garden along with mature beds which in turn leads to a second patio area. There is a garden shed.

Council tax

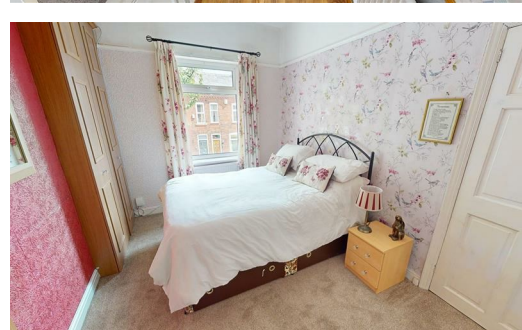
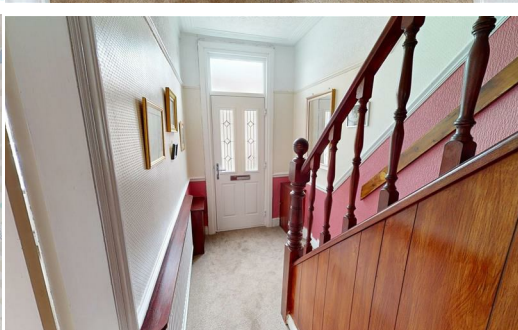
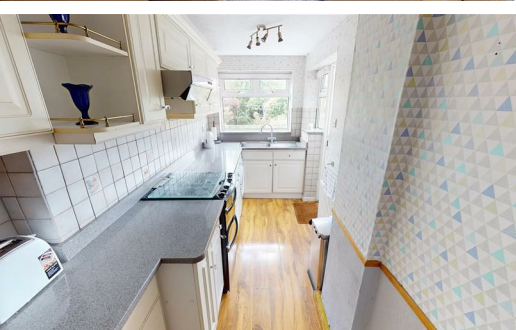
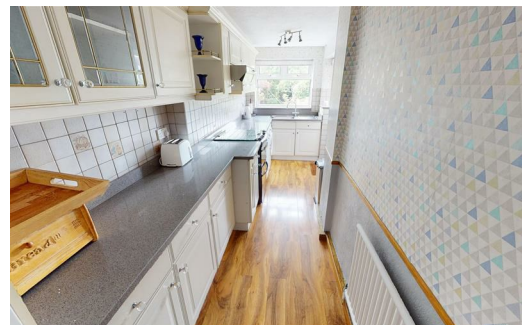
The property is council tax band B.

Tenure

The property is Freehold.

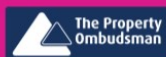
Property disclaimer

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.

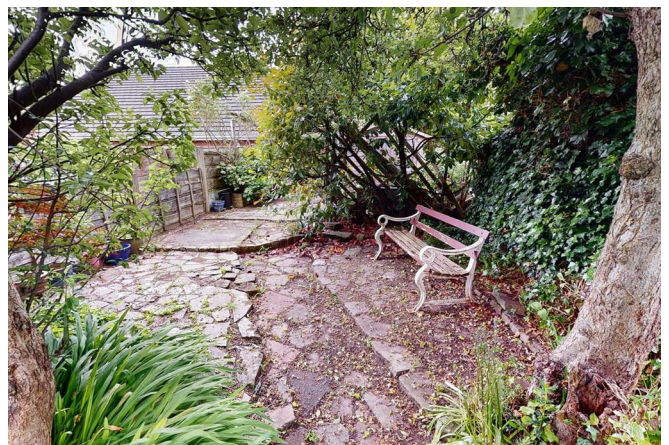


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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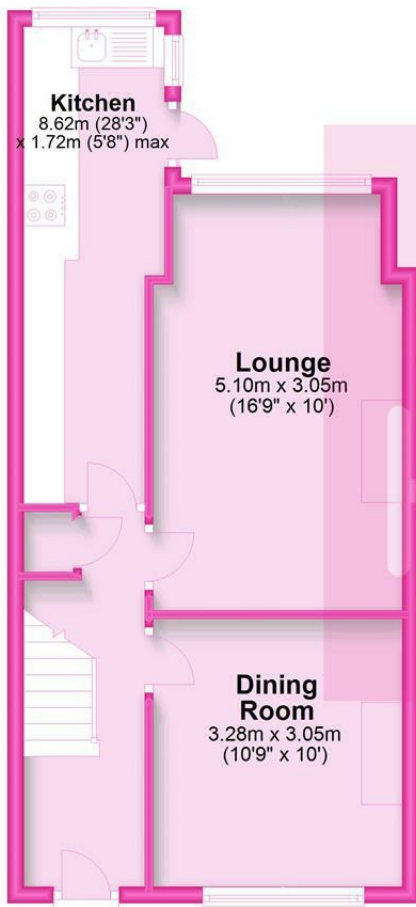
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Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



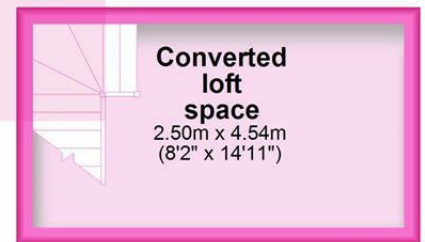
First Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



Second Floor

Approx. 11.4 sq. metres (122.2 sq. feet)



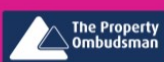
Total area: approx. 87.4 sq. metres (941.0 sq. feet)

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			
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