



## 16 Broadway Davyhulme Manchester M41 7WB

### Offers over £260,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom extended end quasi semi detached.

In brief the accommodation comprises hallway, spacious lounge, dining room, extended kitchen, shaped landing, the three well proportioned bedrooms & 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 a mainly lawned garden along with mature beds & paved area. To the side there is a wrought iron gate

& a path leading to the rear. To the rear of the property there is a pathway, patio area with mainly lawned garden beyond. Ideally placed to enjoy the ever growing amenities of the area, transport links & the well regarded schools. To book your viewing call the team at HOME.

- No vendor chain
- Dining room
- Three piece bathroom
- uPVC double glazed
- Three bedroom end quasi semi detached
- Extended to the rear
- Gardens front & rear
- Lounge
- Spacious kitchen
- Gas central heating



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### Hallway

Composite door to the front. Radiator and stairs leading to the first floor.

### Lounge 14'10" x 11'7" (4.54m x 3.54m )

uPVC double glazed box bay window to the front, wooden effect floor and radiator. Feature fireplace housing an electric fire. Arch through to the dining room.

### Dining room 6'7" x 12'3" (2.03m x 3.74m )

Wooden fire surround with wall mounted living flame gas fire. Wooden effect floor and large understairs storage cupboard.

### Kitchen 9'4" x 14'5" (2.85m x 4.41m )

uPVC double glazed window to the rear and uPVC double glazed door leading to the rear garden. A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Space for other appliances. Incorporating a single unit sink with mixer tap. Space for other appliances. Tiling to compliment, quarry tiled floor and radiator. Gas central heating boiler.

### Shaped landing

Open balustrade and loft access.

### Bedroom one 12'7" x 8'6" (3.84m x 2.61m )

uPVC double glazed box bay window to the front and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted overbed storage cupboards.

### Bedroom two 8'6" x 9'6" (2.61m x 2.92m )

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

### Bedroom three 8'11" x 5'10" (2.73m x 1.80)

uPVC double glazed window to the front and radiator.

### Bathroom

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

### Externally

To the front of the property there is a mainly lawned garden along with mature beds and paved area. To the side there is a wrought iron gate and a path leading to the rear. To the rear of the property there is a pathway, patio area with mainly lawned garden beyond.

### Tenure

The property is Freehold.

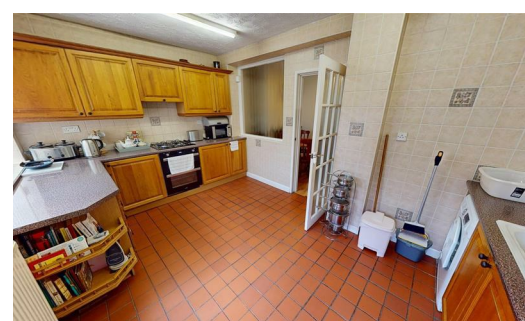
### Council tax

The property is council tax band B.

### 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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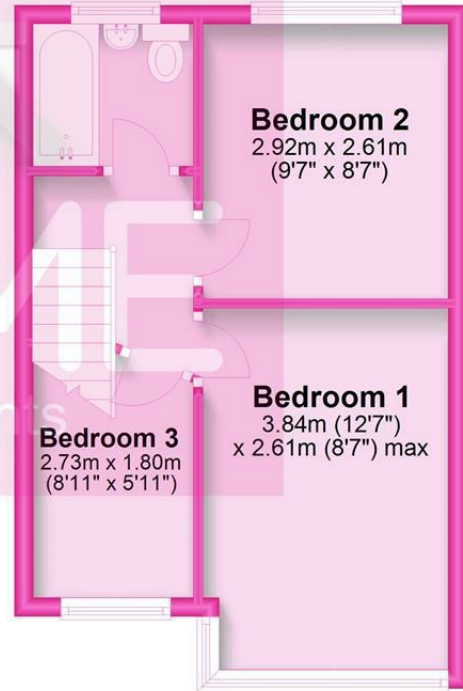
## Ground Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



## First Floor

Approx. 28.5 sq. metres (306.9 sq. feet)



Total area: approx. 70.5 sq. metres (759.2 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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