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7 Newstead Road Davyhulme Manchester M41 0QQ

£485,000

POPULAR LOCATION! HOME ESTATE AGENTS are delighted to offer for sale this well appointed & thoughtfully extended detached family residence. In brief the property comprises welcoming hallway, downstairs WC, bay fronted sitting room, extended lounge with dining area, extended kitchen, utility room/downstairs shower room, shaped landing, the four piece bathroom suite & the well proportioned bedrooms. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is an impressive block paved driveway leading to an attached garage. To the rear there is a paved patio area with lawn garden along with mature beds & a garden shed. Ideally placed for the well regarded schools, transport links & access into Urmston town centre. To book your viewing call the team at HOME.

- An extended detached home
- Lounge & dining area
- Four piece bathroom
- Ideal for the popular schools
- Three bedrooms
- Extended kitchen & utility room
- Generous driveway & garage
- Bay fronted sitting room
- Downstairs WC
- Beautiful rear garden



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Hallway

uPVC double glazed door to the front and uPVC double glazed windows to either side. Picture rail, radiator. Stairs to the first floor.

Sitting room 11'8" x 10'2" (3.57m x 3.11m)

uPVC double glazed bay window to the front. Stained and leaded window to the side. Radiator.

Lounge 11'11" x 16'7" (3.64m x 5.07m)

Inglenook fireplace with feature fire surround. uPVC double glazed windows, wall lights, picture rail and radiator. Open through to the dining area.

Dining area 9'10" x 10'2" (3.00m x 3.11m)

uPVC double glazed French doors leading to the rear garden, wall lights, picture rail and radiator.

Extended kitchen 16'10" x 9'10" (5.14m x 3.00m)

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 quartz worktop over. Incorporating a single unit undermounted sink with mixer tap. Space for appliances. Spotlights and radiator.

Utility room 9'5" x 5'9" (2.88m x 1.77m)

uPVC double glazed window to the side and radiator. Space for appliances. Worcester gas central heating boiler. Built in shower cubicle. Door leading to the storage garage.

Downstairs WC

A two piece suite comprises low level WC, Tiling to compliment and tiled floor.

Shaped landing

uPVC double glazed stained and leaded window to the side. Open balustrade.

Bedroom one 11'8" x 11'1" (3.57m x 3.38m)

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

Bedroom two 11'1" x 11'1" (3.38m x 3.39m)

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

Bedroom three 7'7" x 6'11" (2.33m x 2.12m)

uPVC double glazed window to the front, wooden effect floor, picture rail and radiator. Fitted wardrobe with hanging and shelving space.

Bathroom

uPVC double glazed windows to the side and the rear. A four piece suite comprises low level WC, wash hand basin, shower cubicle and bath. Tiling to compliment, wooden effect floor and ladder radiator.

Externally

To the front of the property there is a block paved driveway providing ample

off road parking which leads to the garage. To the rear there is a paved patio area with lawned garden beyond along with a further patio area. There are mature beds along with a garden shed.

Garage

Up and over door to the front. Power and lighting.

Tenure

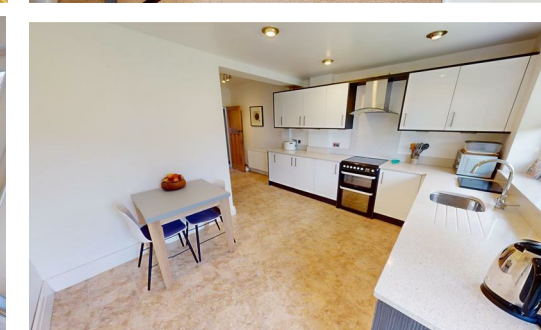
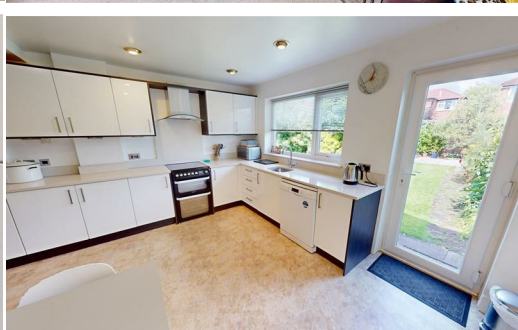
The property is Leasehold with a ground rent of £5.00 payable.

Council tax

The property is council tax band D.

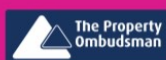
Property disclaimer

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



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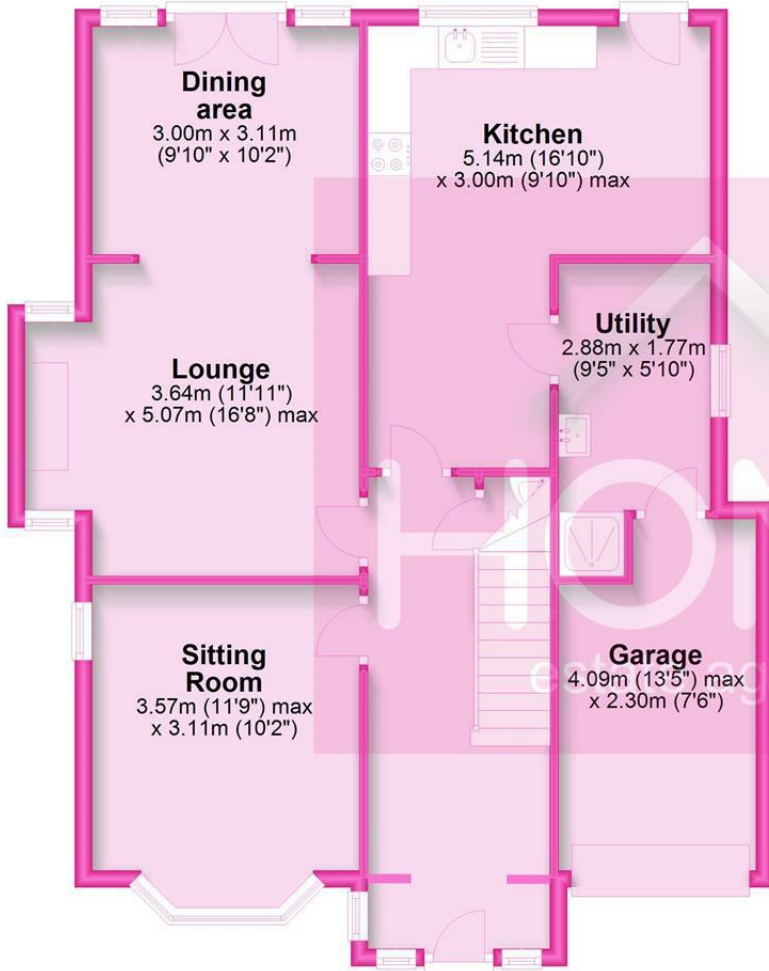
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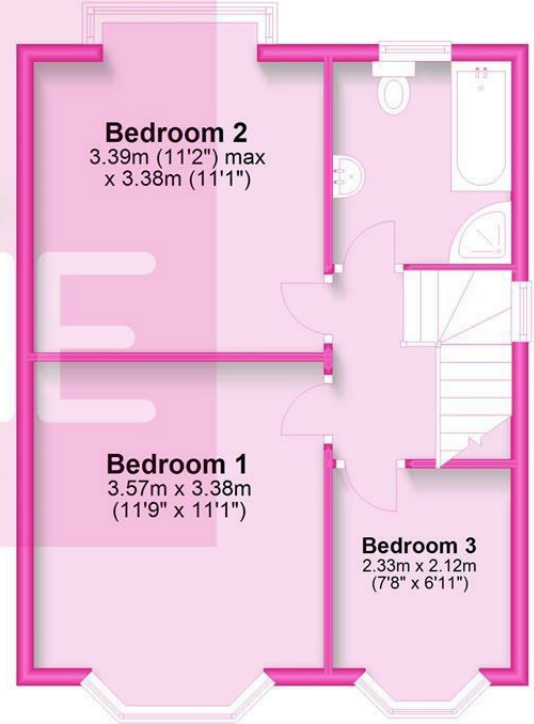
Ground Floor

Approx. 81.1 sq. metres (872.6 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 121.2 sq. metres (1304.6 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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