

# Park Lane

Your Local Estate Agent

Residential & Commercial Property



9 Hoy Drive

Davyhulme, Manchester, M41 7HF

Offers In The Region Of £289,999



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# 9 Hoy Drive



## Description

\*NO CHAIN\* Park Lane Estate Agents are proud to offer For Sale this beautifully presented and much loved three-bedroom semi-detached house on Hoy Drive, a popular residential cul-de-sac in Davyhulme. The property is perfectly positioned for access to a wealth of amenities including schools, shops, restaurants and transport links; many of which are within walking distance. The property has been tastefully modernised throughout providing purchasers with a move-in-ready home which benefits from gas central heating and uPVC double-glazed windows throughout. The internal accommodation comprises in summary, an entrance porch, lounge, kitchen diner, conservatory, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally, to the front, the property offers an easy-to-maintain front garden and off-road parking via a shared driveway. To the rear of the property is a sizeable garden with mature borders and a detached garage. Contact us now to arrange your viewing!

- NO CHAIN
- PERFECTLY POSITIONED FOR ACCESS TO A WEALTH OF AMENITIES
- POPULAR RESIDENTIAL LOCATION
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATING
- OFF ROAD PARKING VIA SHARED DRIVEWAY
- CONSERVATORY
- DETACHED GARAGE TO THE REAR
- CONTACT US NOW TO ARRANGE YOUR VIEWING





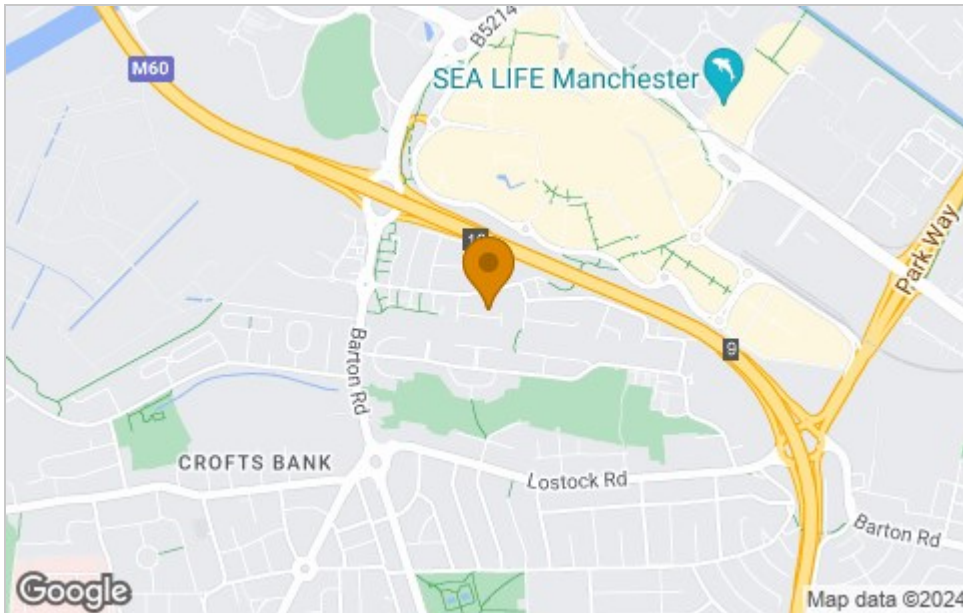




# Floor Plan



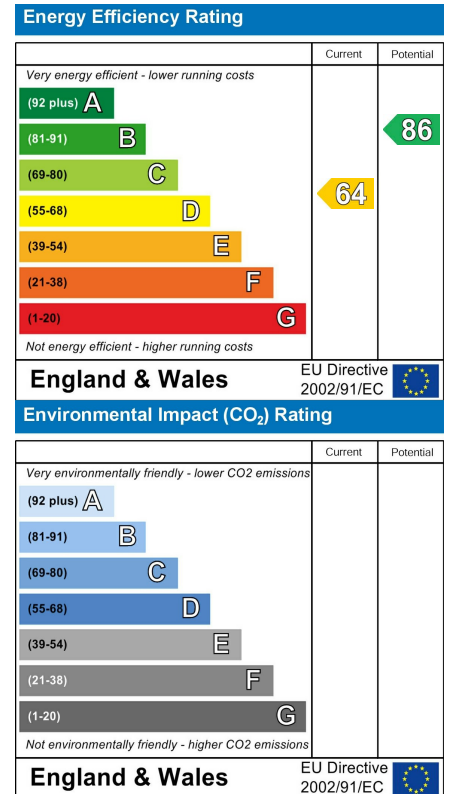
# Area Map



# Viewing

Please contact our Urmston Office on 0161 747 2414 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.