

78 Davyhulme Road East, Stretford, Trafford, M32 0DN

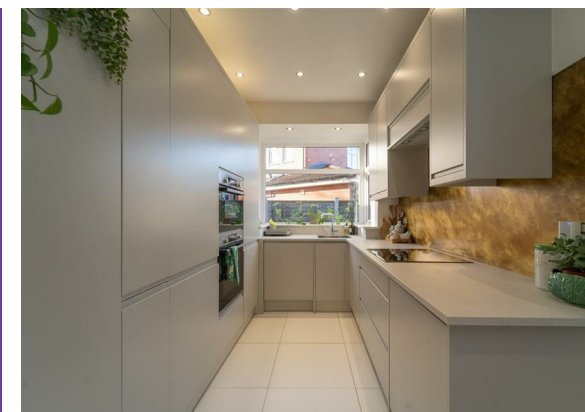


**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £375,000


 3  1  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A deceptively spacious and bright THREE BEDROOM, bay-fronted semi-detached home located in Stretford. Ideally positioned close to local amenities, including Stretford Mall and the Trafford Centre, as well as excellent transport links offering direct access to the City Centre, MediaCity, Salford Quays, and nearby schools. The property briefly comprises a porch and entrance hall, a downstairs W.C, a lounge featuring a front bay window, and a spacious kitchen/dining room that opens onto the enclosed rear garden. Upstairs, the landing provides access to three bedrooms and a four-piece family bathroom. The property features gas-fired central heating, off-road parking and enclosed gardens to both the front and rear. An early viewing is strongly advised.





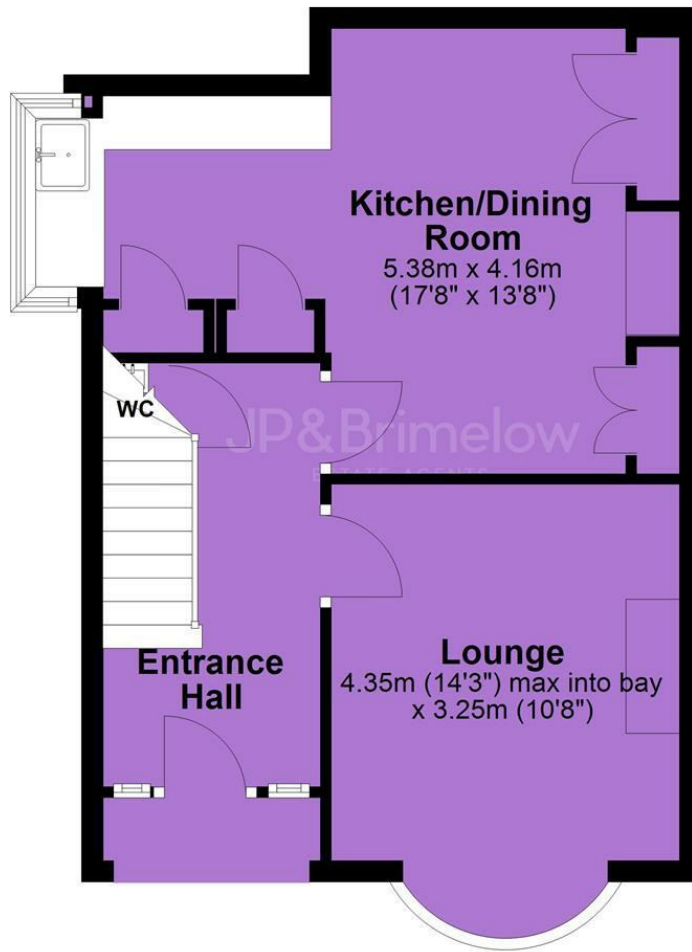
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

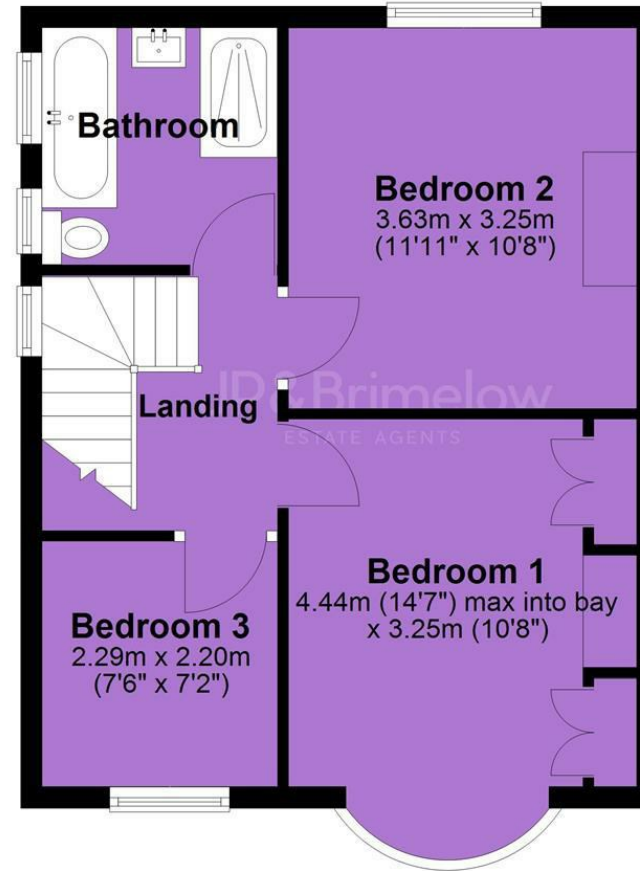


Tenure: **Freehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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