



2 Dovedale Avenue Ellesmere Park Manchester M30 9JA

£320,000

RECENTLY UPDATED THROUGHOUT! HOME ESTATE AGENTS are privileged to offer for sale this recently updated three bedroom semi detached family home. Having been recently updated with stunning newly fitted kitchen, updated bathroom, newly decorated and new flooring throughout the property is now ready for its new occupants. The property comprises hallway, bay-fronted lounge, open plan kitchen diner, shaped landing, three bedrooms and a modern fitted bathroom suite. The property offers double glazing and gas central heating. Externally there are gardens to the front, side and rear and there is a brick built outhouse for storage. Situated in a cul de sac position and within walking of Monton Road with its array of shops, bars and restaurants. The property is being sold with a tenant in situ, currently on a periodic tenancy agreement and generating £16,800pa in rental income. Call HOME on 01617898383 to book your view.

- RECENTLY UPDATED THROUGHOUT!
- Hallway
- Three bedrooms
- Popular Cul de sac position
- Close to Monton!
- Lounge
- Updated, three piece fitted bathroom suite
- Three bedroom semi detached family home
- Open plan kitchen diner with stunning, recently fitted kitchen
- Gardens to the front and rear, Overlooking the green to the front



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Hallway

Lounge 15'3 x 13'9 (4.65m x 4.19m)

Open plan/kitchen diner 20'2 x 9'8 (6.15m x 2.95m)

Shaped landing

Bedroom One 13'6 x 11'0 (4.11m x 3.35m)

Bedroom Two 13'8 x 10'2 (4.17m x 3.10m)

Bedroom Three 9'2 x 7'2 (2.79m x 2.18m)

Bathroom 7'5 x 5'6 (2.26m x 1.68m)

Sales info

We are advised that the property is Freehold.

We are advised that the current council tax band is band C.

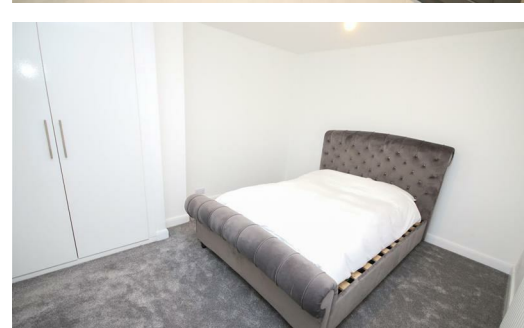
The current EPC rating is C.

IMPORTANT INFORMATION -

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 and floorplans are approximate and are for illustration only.

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. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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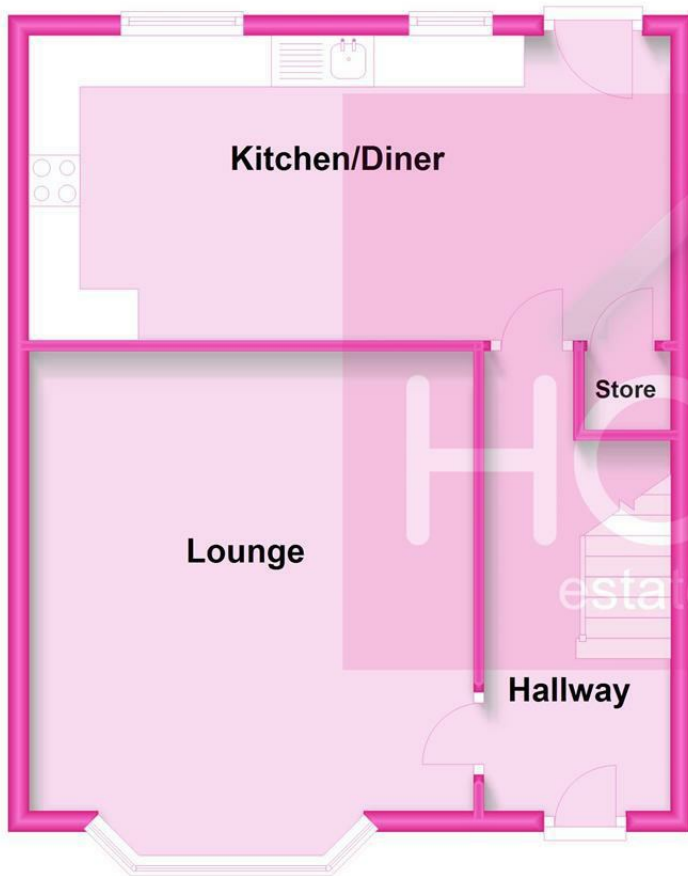
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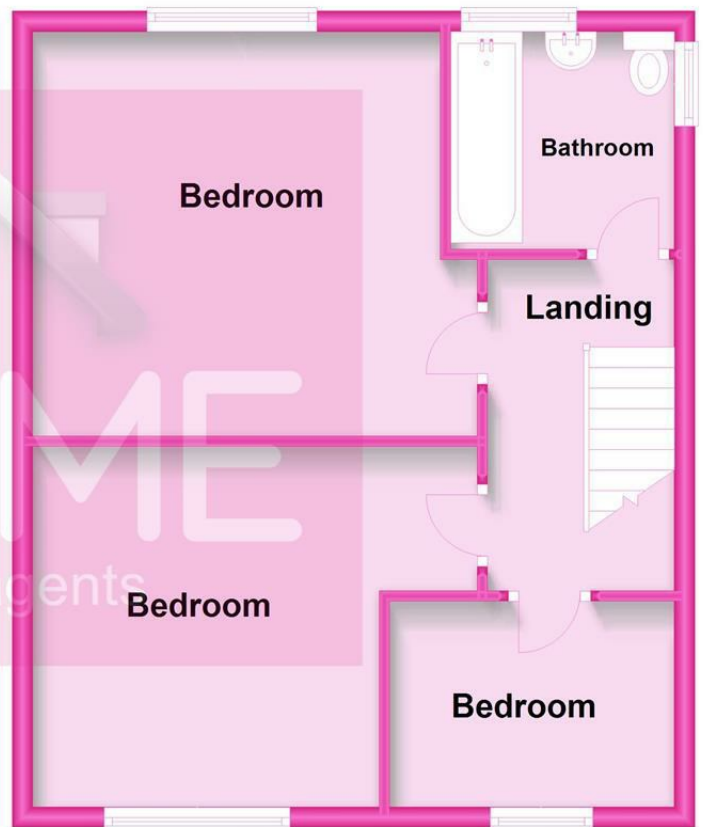
Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 95.2 sq. metres (1024.7 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		
England & Wales	EU Directive 2002/91/EC	

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