



SEABROOK CRESCENT  
DAVYHULME

£460,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Seabrook Crescent, Davyhulme, M41 0SL

**\*\*VIDEO TOUR\*\* - \*\*IMPRESSIVE OPEN PLAN DINING KITCHEN\*\*** - VitalSpace Estate Agents are delighted to offer for sale this beautifully presented and conveniently located THREE BEDROOM DETACHED family home. The extended accommodation has been comprehensively updated by in our clients in recent years and in brief the attractive accommodation comprises; a welcoming entrance porch, a conveniently placed downstairs WC alongside a spacious living room. The hub of this desirable family home is the impressive open plan extended dining kitchen spanning the full width of the property, fitted with a comprehensive range of wall and base units with contrasting worksurfaces, a host of integrated appliances and herringbone Karndean flooring. The kitchen opens into a generously sized dining area with double doors opening out into the West facing rear garden. To the first floor a spacious landing area provides access into three well proportioned bedrooms and a contemporary three piece bathroom with a shower over bath combination. Externally, this property is set back from the road, approached via a regular block paved driveway providing ample off road parking space for multiple vehicles, leading up to an attached garage and EV charging point. To the rear of the property, a professionally landscaped West facing, low maintenance garden can be found with a shaped lawned garden and an Indian stone patio area, enclosed by timber panelled fencing. Further benefits of this highly desirable family home include a smart central heating system, uPVC double glazing, an internal re-plaster, an updated electrical consumer unit and a fully boarded loft space with lighting. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network. A well positioned, spacious and immaculately presented family home that requires an internal inspection to be fully appreciated.









## Ground Floor



## First Floor



## Features

- Three bedrooms
- Detached property
- Popular location
- Gas central heating
- Open plan dining kitchen
- Comprehensively refurbished
- Integral garage & driveway
- Immaculate presentation
- Viewing recommended
- Extended accommodation

## Frequently Asked Questions

How long have you owned the property for? 3 years

When was the roof last replaced? Inspected and repaired in 2022

How old is the boiler and when was it last inspected? Gas central heating

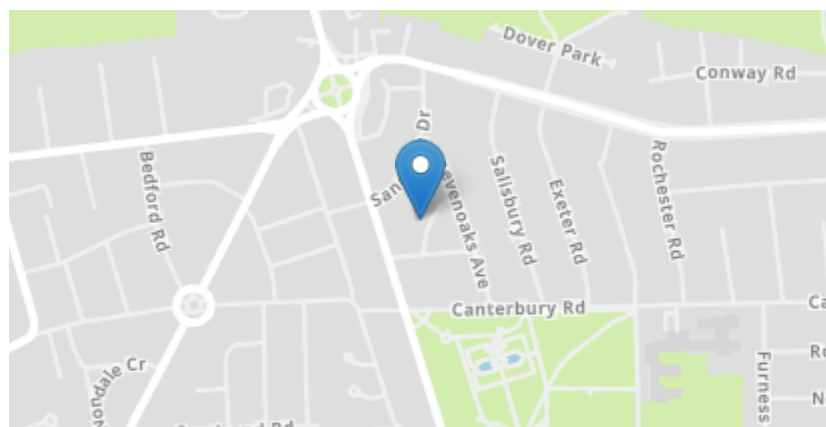
When was the property last rewired? Updated consumer unit in 2023

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Rear extension / porch in 2023

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

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