



DAVYHULME ROAD
DAVYHULME

OFFERS OVER

£600,000

 5 BEDROOMS

 3 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

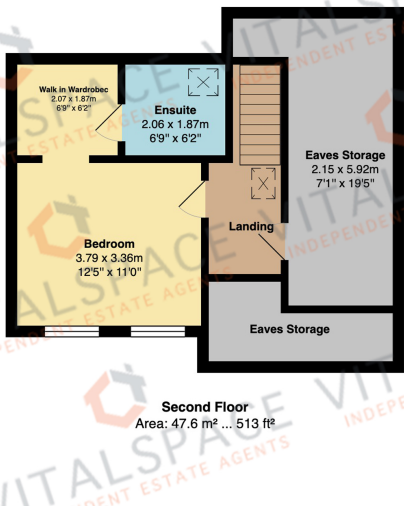
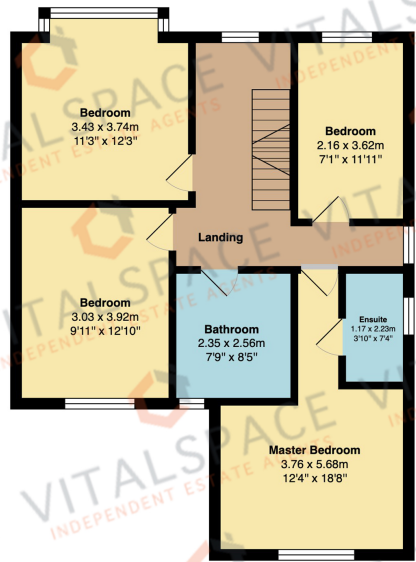
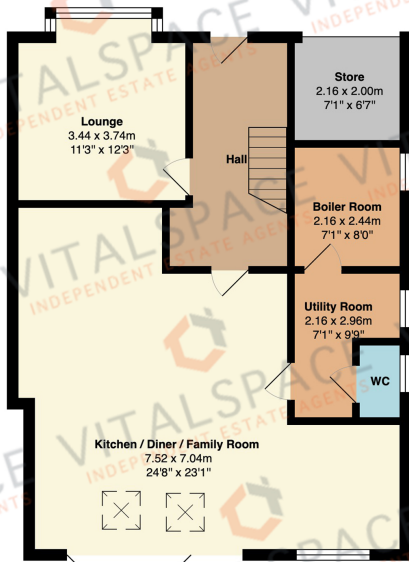


Davyhulme Road, Davyhulme, M41 8QA

****VIDEO TOUR** - **FULLY REFURBISHED TO AN EXCEPTIONAL STANDARD** -**
VITALSPACE ESTATE AGENTS are pleased to offer this fantastic opportunity to acquire a truly magnificent residence sympathetically extended to create an exceptional family accommodation arranged over three expansive floors. Positioned on the highly regarded Davyhulme Road, this beautifully refurbished home, now offering approximately 2150 square feet of living space that exudes sophistication and refined taste. Boasting five double bedrooms, three bathrooms, two reception rooms, and a master bedroom suite located on the second floor, this property provides ample space for modern family living. The interior has undergone a back to brick refurbishment with exceptional flair and style, marrying contemporary design elements with luxury fitments. A 'Rock' door opens into an impressive entrance hallway with custom understairs storage leading into a well proportioned bay fronted living room. The heart of the home lies in the wonderful open-plan kitchen dining living space, ideal for both every-day living and entertaining on a grand scale, with aluminium bi-folding doors opening out into the landscaped South facing rear garden. The kitchen itself comes complete with a range of bespoke fitted wall, base and cabinet units with custom painted doors, seamless Corian worksurfaces, LED under cupboard lighting, quality fitments, soft close hinges and attractive copper handles, all complimented by an integrated dishwasher, two ovens, an induction hob and an instant hot water tap. A conveniently placed utility room, downstairs WC and boiler room can also be accessed via the kitchen and completes the ground floor accommodation. Stairs rise to the first flooring where a split level landing provides entry into four larger than average double bedrooms and a luxury tiled family bathroom fitted with a feature bath and a separate shower. The larger of the bedrooms on the first floor is serviced by a contemporary three piece shower room with glazed metro tiling and black accent fittings. An opulent master bedroom suite can be found on the second floor comprising of a generously sized bedroom with air conditioning, a walk in wardrobe and an en-suite shower room. Stepping outside, this home sits within lovely landscaped South facing gardens, with a porcelain tiled patio area providing a serene and private setting. The grounds feature a newly laid tarmac drive with Aco drainage leading up to a storage garage with an electric remote controlled garage door. Further benefits of this desirable property include a full electrical re-wire, fully re-plumbed, mains pressure unvented hot water cylinder, new Vaillant combination boiler and a new roof.







Total Area: 200.0 m² ... 2153 ft²

Features

- Five double bedrooms
- Semi detached property
- Significantly extended
- High specification
- Comprehensively refurbished
- Arranged over three floors
- Open plan dining kitchen
- No onward chain
- Excellent family home
- South facing garden

Frequently Asked Questions

How long have you owned the property for? Since August 2020

When was the roof last replaced? New roof since ownership

How old is the boiler and when was it last inspected? Mains pressure unvented hot water cylinder with a Vaillant combination boiler

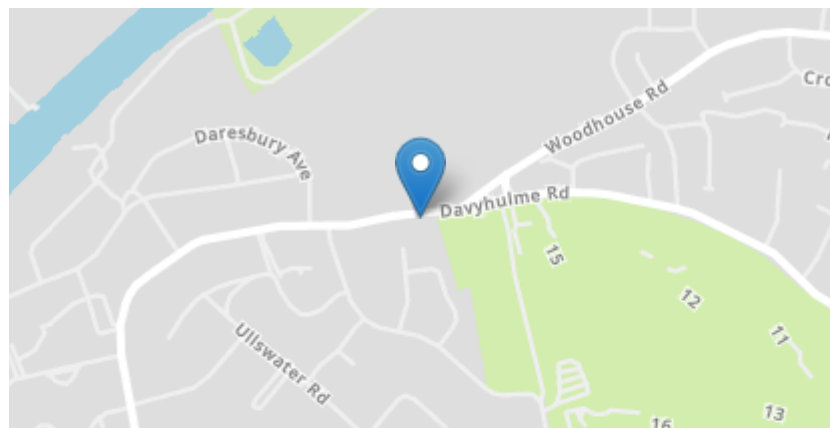
When was the property last rewired? 2023 - full re-wire

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Rear extension and loft conversion since purchase

Reasons for sale of property? Change of circumstances

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+)	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			
		75	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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