



DAVYHULME ROAD
DAVYHULME

OFFERS OVER

£310,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

EPC GRADE:- E

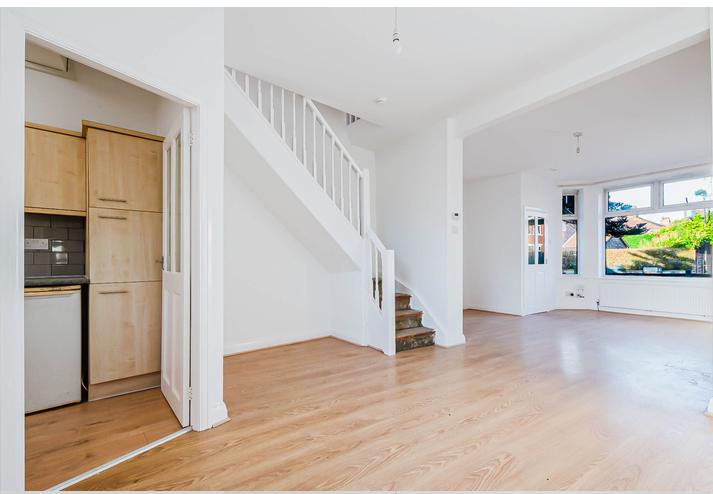


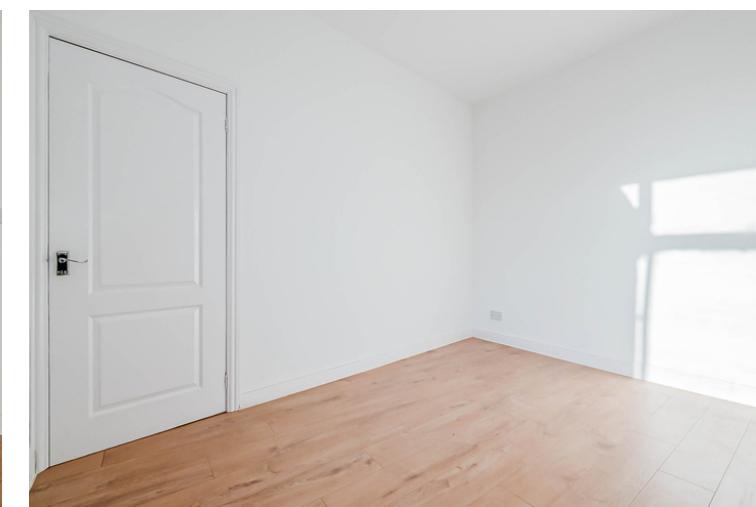
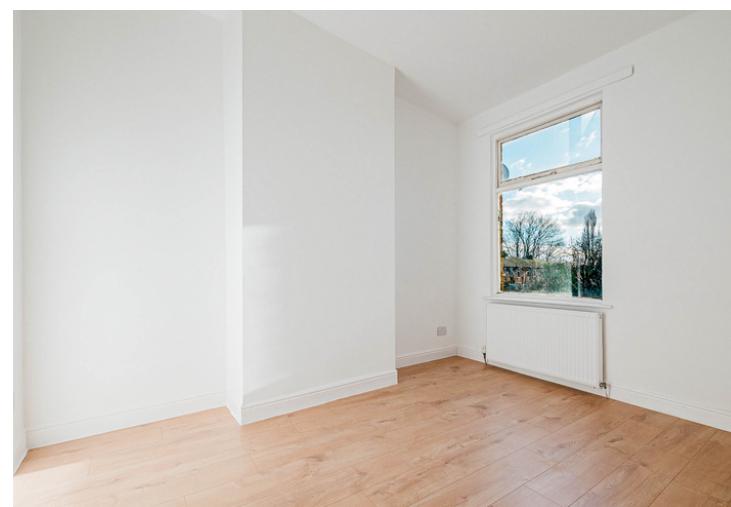
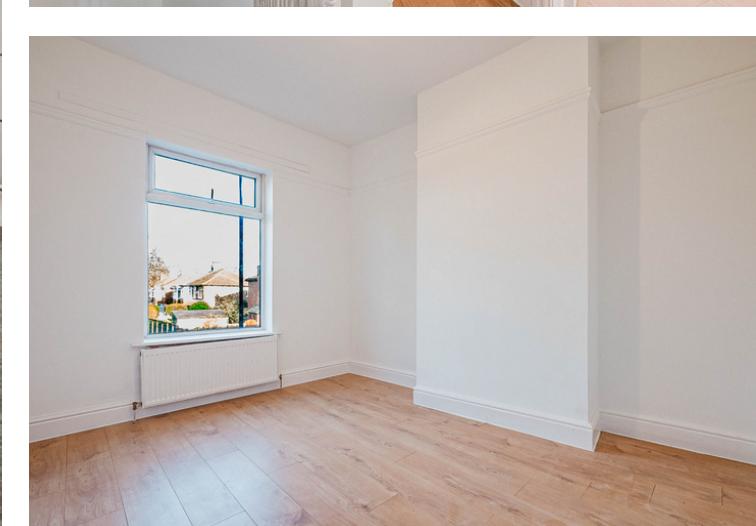
VITALSPACE
INDEPENDENT ESTATE AGENTS



Davyhulme Road, Davyhulme, M41 7BS

VIDEO TOUR - **SPACIOUS PERIOD HOME** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this spacious THREE BEDROOM end period terrace property situated on the always popular Davyhulme Road. This highly desirable property would be ideal for a first time buyer and in brief the deceptively spacious accommodation comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room which opens into a spacious dining room with a fitted kitchen beyond. To the first floor there are THREE BEDROOM and a modern three piece white bathroom. Externally to the front of this property, a walled and gated low maintenance garden can be found whilst to the rear, there is large paved patio area which leads into a south facing garden enclosed by timber fenced boundary. Further benefits of this enviable terrace home include a newly installed air source heat pump and uPVC double glazing. Ideally located within walking distance of local amenities, including Davyhulme Golf Club, Trafford General Hospital, highly regarded school and only five minutes drive to the M60 Ring Road and the Trafford Centre. An internal inspection is highly recommended to truly appreciated this period home. Contact VitalSpace to arrange a viewing or for further information.





VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Features

- Three bedrooms
- End terrace property
- No onward chain
- Air source heat pump
- Enclosed south facing garden
- uPVC double glazing
- Highly desirable location
- Convenient for amenities
- Modern bathroom
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2001

Tenure: Freehold

Newly installed air source heat pump with programmable room thermostats

When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let property

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

Tel: 0161 747 7807

Email: sales@vitalspace.co.uk

Web: www.vitalspace.co.uk

22 Flixton Road, Urmston,
Manchester, M41 5AA

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	72
(21-38)	F	42
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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