



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**OVERALL WINNER**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

LOSTOCK ROAD  
DAVYHULME

OFFERS OVER  
**£400,000**

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 BAND D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Lostock Road, Davyhulme, M41 0SU

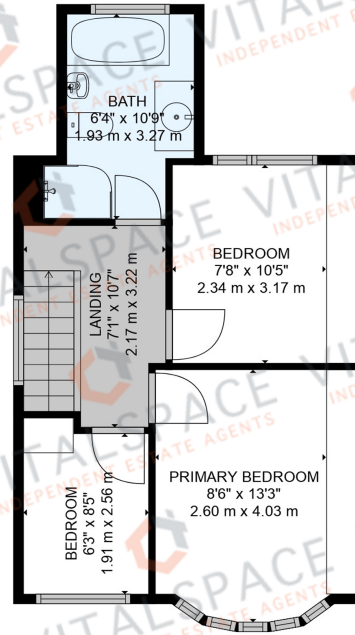
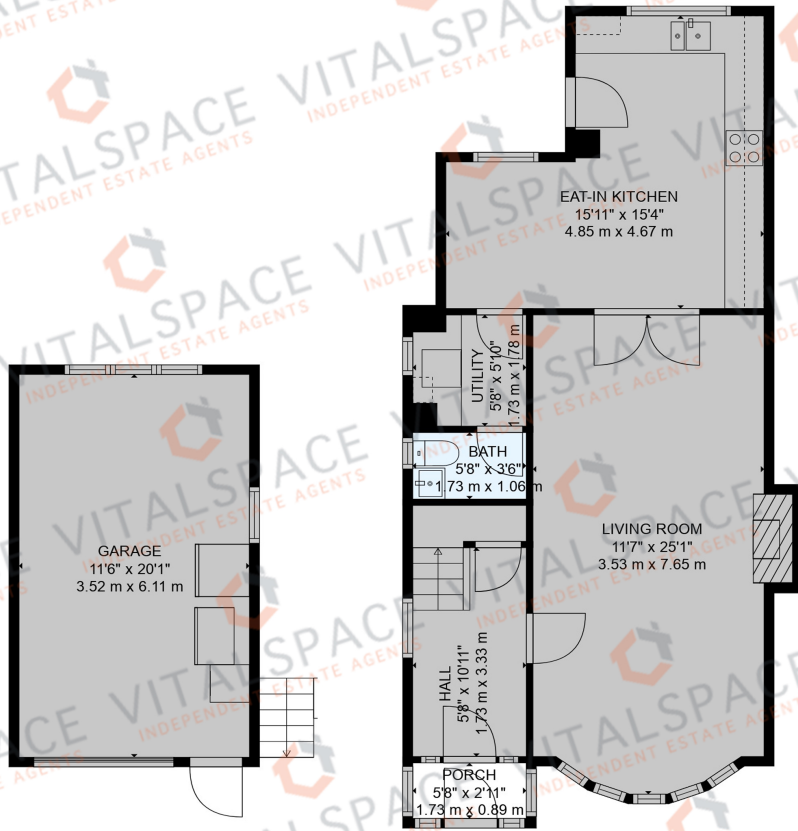
**\*\*VIDEO TOUR\*\* - \*\*SIGNIFICANTLY EXTENDED\*\*** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this beautifully appointed, extended THREE BEDROOM detached family home situated on a popular tree lined road in Davyhulme. Benefiting from a large double storey rear extension, this deceptively spacious family home comprises; entrance porch, a warm and welcoming entrance hallway, a good sized bay fronted through living room, a modern 'L' shaped extended breakfast kitchen, a useful utility room and a downstairs WC. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and five piece family bathroom. Externally to the front of the property, a generous driveway provides ample off road parking and continues to the side and rear where a detached brick built garage can be found. The rear garden itself arrange over two levels with a wooden decked patio area and steps leading down to a mainly lawned fenced garden. 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. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.











## Features

- Three bedrooms
- Detached family home
- Double storey extension
- Large breakfast kitchen
- Utility and downstairs WC
- Driveway and garage
- Conveniently located
- Excellent condition
- Large family bathroom
- Viewing advised

## Frequently Asked Questions

How long have you owned the property for? Since 2007

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

When was the property last rewired? Unknown

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Rear extension - pre purchase

Reasons for sale of property? Downsize

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.



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