



ABINGDON ROAD  
DAVYHULME

£415,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Abingdon Road, Davyhulme, M41 0GN

**\*\*LARGE CORNER PLOT\*\* - \*\*EXTENDED ACCOMMODATION\*\* -**  
VITALSPACE ESTATE AGENTS are privileged to offer for sale this THREE BEDROOM detached family residence situated on the ever popular 'Canterbury Road' development in Davyhulme. This property is positioned on a large corner plot and offers spacious accommodation arranged over two floors. In brief this property comprises; a uPVC porch, a warm and welcoming entrance hallway, a generously sized 'Inglenook' sitting/family room which opens into a spacious bay fronted living room alongside an extended kitchen with a good sized dining area beyond. The kitchen itself is fitted with a host of wall and base units with contrasting worksurfaces with space and plumbing for a range of appliances. To the first floor there are THREE BEDROOMS and contemporary, tiled three piece shower room with a double sized shower and a hand wash basin set within a vanity unit. Externally, as mentioned this property is positioned on a large corner garden plot. To the front and side of the property, a mature hedgerow creates a secluded garden space with a mainly lawned garden. To the rear, a south facing garden opens onto a gated driveway which leads up to a brick built detached driveway with an up and over garage door. 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 to reserve your viewing appointment.







## Features

- Three bedrooms
- Detached family home
- Extended accommodation
- Large corner plot
- South facing rear garden
- Highly desirable location
- Driveway and garage
- Gas central heating
- uPVC double glazing
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 45 years

When was the roof last replaced? Yes, new roof in 2014

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

When was the property last rewired? No

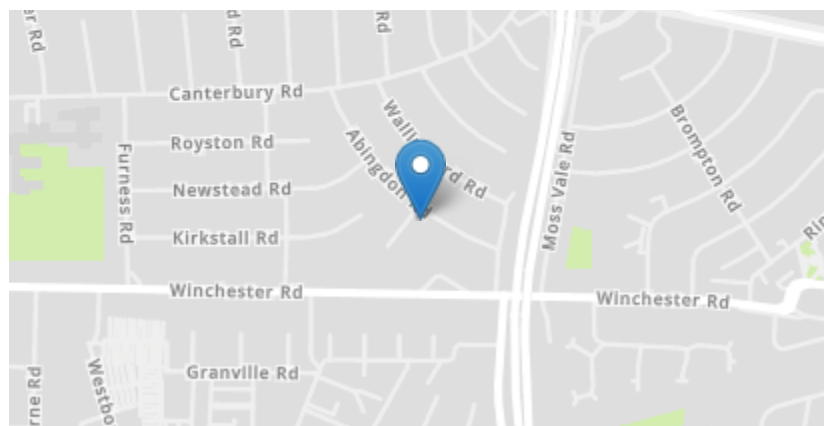
Which way does the garden face? South facing rear garden

Tenure: Leasehold - £5.00 per annum ground rent

900 + years remaining on the lease

Reasons for sale of property? Mother moving into care home

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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