



VICARAGE ROAD  
DAVYHULME

OFFERS OVER

£650,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC

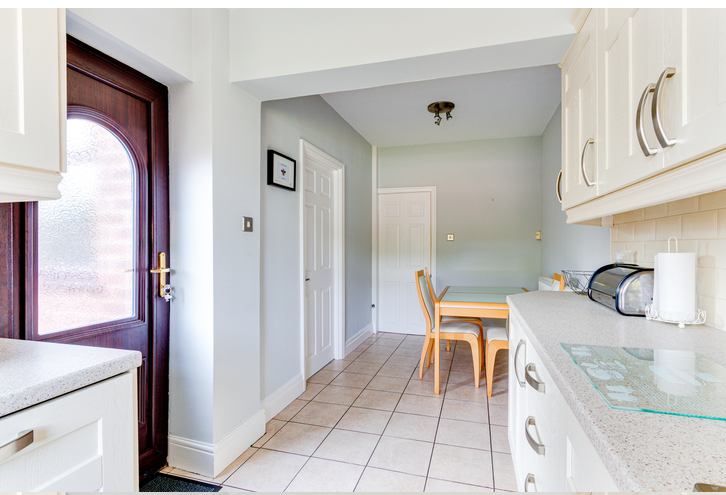


**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

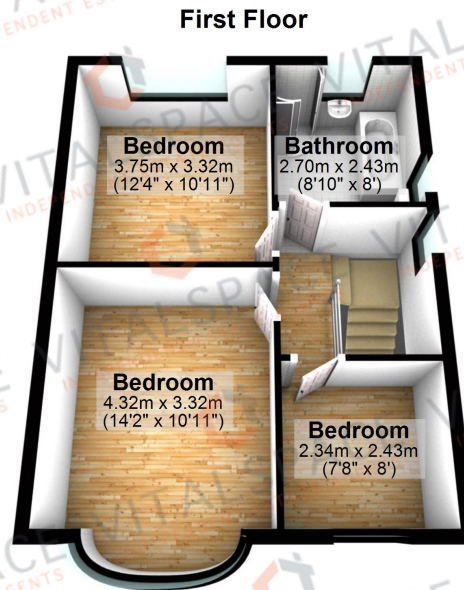
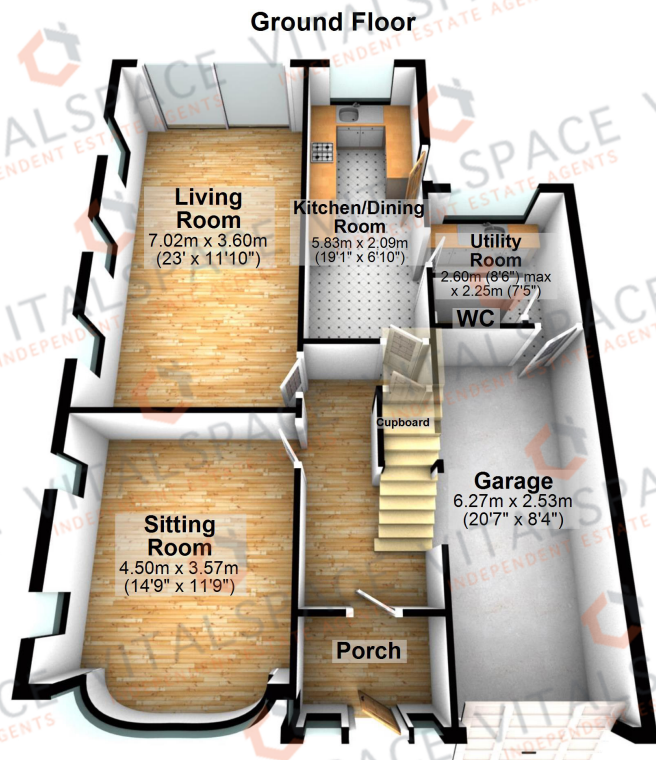


## Vicarage Road, Davyhulme, M41 5TP

**\*\*PRESTIGIOUS URMSTON LOCATION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer to the sales market a rare opportunity to purchase this stunning THREE BEDROOM detached family home located within arguably on one of the most desirable roads in Urmston. This delightful property would be ideal for any growing family providing extended accommodation arranged over two extensive floors. Offering spacious accommodation finished in a contemporary style and positioned on a generously sized garden, this property offers well proportioned rooms throughout with tremendous scope for further extension (subject to obtaining any necessary planning consent). In brief, the desirable accommodation comprises; a warm and welcoming entrance hallway, a generously sized bay fronted dining room, a 23ft extended living room with sliding doors opening out into the rear garden and an impressive 19ft dining kitchen. The kitchen itself comes complete with a range of shaker style wall and base units with contrasting worksurfaces above and splash back tiling. A useful utility room and downstairs WC can be accessed via the kitchen and completes the ground floor accommodation. Stairs rise to a shaped first floor landing which provides entry into three well proportioned bedrooms, serviced by a four piece bathroom with a feature roll top bath and a separate shower cubicle. Externally, the property is approached via a gated, paved driveway providing excellent off road parking facilities for multiple vehicles and leading up to the integral garage with an up and over garage door. To the rear, without doubt, one of the main attracting features of the family home is the mature garden with two large paved patio area's perfect for enjoying the summer months. The property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services, restaurants and highly regarded schools for children of all ages. For commuters, the property positioned is within walking distance of Urmston Road train station and has excellent access to the motorway network. Viewing is absolutely essential in order to fully appreciate the proportions and position of this superior, detached home.







## Features

- Three bedrooms
- Detached family residence
- Highly regarded location
- uPVC double glazing
- Convenient for amenities
- Large rear garden
- Driveway and garage
- Utility and downstairs WC
- Two reception rooms
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 11 years

When was the roof last replaced? Not during ownership

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

When was the property last rewired? Not during ownership

Which way does the garden face? facing rear garden

Are there any extensions and if so when were they built? Full rear extension / porch & garage - 1990's

Reasons for sale of property? Relocate due to work

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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