



GUILDFORD ROAD  
DAVYHULME

£460,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

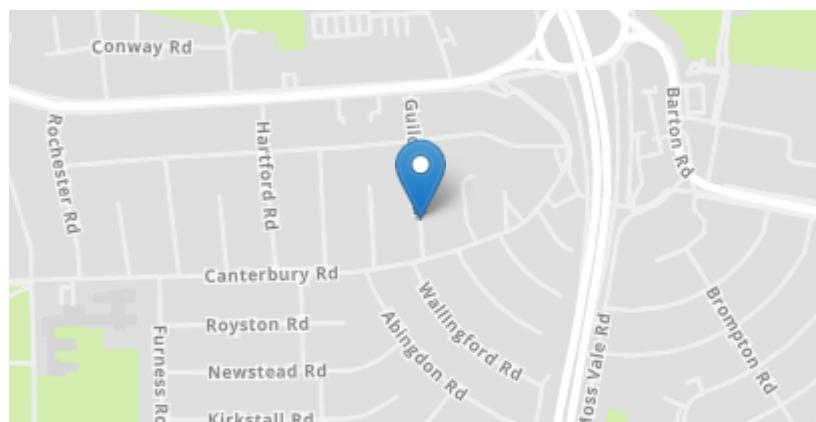


# Guildford Road, Davyhulme, M41 0SD

\*\*OPEN PLAN EXTENDED KITCHEN\*\* - \*\*WEST FACING GARDEN\*\* - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, significantly extended and refurbished THREE BEDROOM semi detached family home situated within the always popular 'Canterbury Road' development in Davyhulme. This 1930's bay fronted home is exceptional in every sense of the word, presented by our clients to exacting standards offering extended accommodation arranged over two floors. With spacious living accommodation furnished in a contemporary style, this enviable property briefly comprises; a welcoming entrance hallway, a well proportioned living room and a stunning open plan dining kitchen fitted with a comprehensive range of wall and base units complimented by contrasting worksurfaces. The kitchen area opens into a generously sized sitting/dining area with bi-folding doors which open out into the WEST FACING rear garden. A conveniently placed downstairs WC can also be found on the ground floor level alongside a useful Utility cupboard providing space and plumbing for a range of appliances. To the first floor there are three spacious bedrooms and a contemporary four piece bathroom. Externally, to the front of the property is an extensive block paved driveway providing excellent off road parking facilities. To the rear, a large WEST facing garden can be found comprising of a shaped lawned area and a paved patio area with timber fenced boundaries. Further benefits of this property include an annually serviced gas central heating boiler and uPVC double glazing throughout. This property is 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.







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
- Semi detached property
- Extended accommodation
- Open plan dining kitchen
- Highly desirable location
- Utility & downstairs WC
- West facing rear garden
- 104 Sqm / 1122 Sqft
- Comprehensively refurbished
- Ideal for amenities

## Frequently Asked Questions

How long have you owned the property for? Since 2021

When was the roof last replaced? Not during ownership

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

When was the property last rewired? Kitchen rewired in 2021

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Kitchen extension in 2021

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please

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