



PATTERDALE AVENUE  
DAVYHULME

OFFERS OVER

£360,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 NO CHAIN



VITALSPACE  
INDEPENDENT ESTATE AGENTS





## Patterdale Avenue, Davyhulme, M41 7DW

**\*\*NO ONWARD CHAIN\*\* - \*\*QUIET CUL-DE-SAC\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this attractively appointed and significantly extended **THREE BEDROOM** semi detached house occupying a favourable position on this much sought after cul-de-sac reached directly from Davyhulme Road. This desirable property benefits from uPVC double glazing and an updated gas central heating system in 2021. The attractive accommodation briefly comprises; a warm and welcoming entrance hallway, a well proportioned bay fronted living room, a good sized dining room alongside an extended 17ft kitchen and a useful conservatory with direct access into the rear garden. Stairs rise to the first floor landing which provides entry into three generously sized bedrooms and a three piece bathroom. Externally, this property is approached via a paved driveway which extends to the side of the house leading up to a detached brick built garage. Without doubt, one of the most desirable features of this property is the large, secluded rear garden housing a variety of mature plants, bushes and trees. A paved patio area gives opportunity for alfresco dining during those summer months and leads onto a well tended, shaped lawned garden. A detached brick built garage with an up and over door provides excellent dry storage space. Situated just a short distance from Urmston town centre, ideally placed to enjoy the ever growing selection of amenities including local shops, bars and restaurants. An internal inspection is essential to appreciate the space and character available.









## Features

- Three bedrooms
- Semi detached property
- No onward chain
- Quiet cul de sac
- Large rear garden
- Two reception rooms
- Garage and driveway
- Extended 17ft kitchen
- Gas central heating
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 52 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - new boiler in 2021

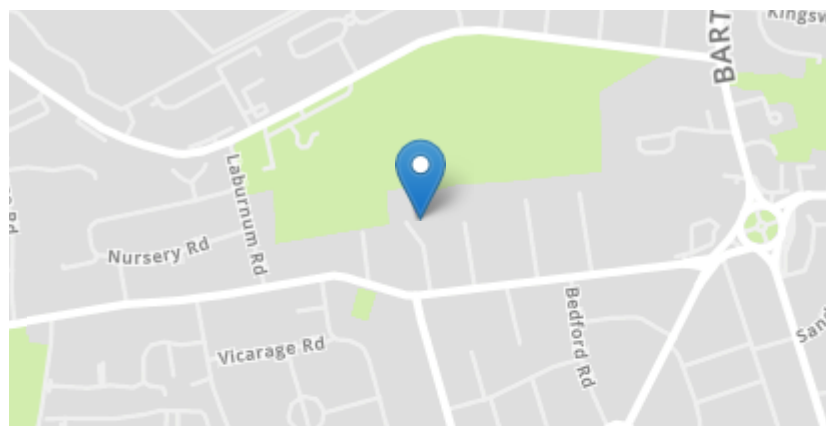
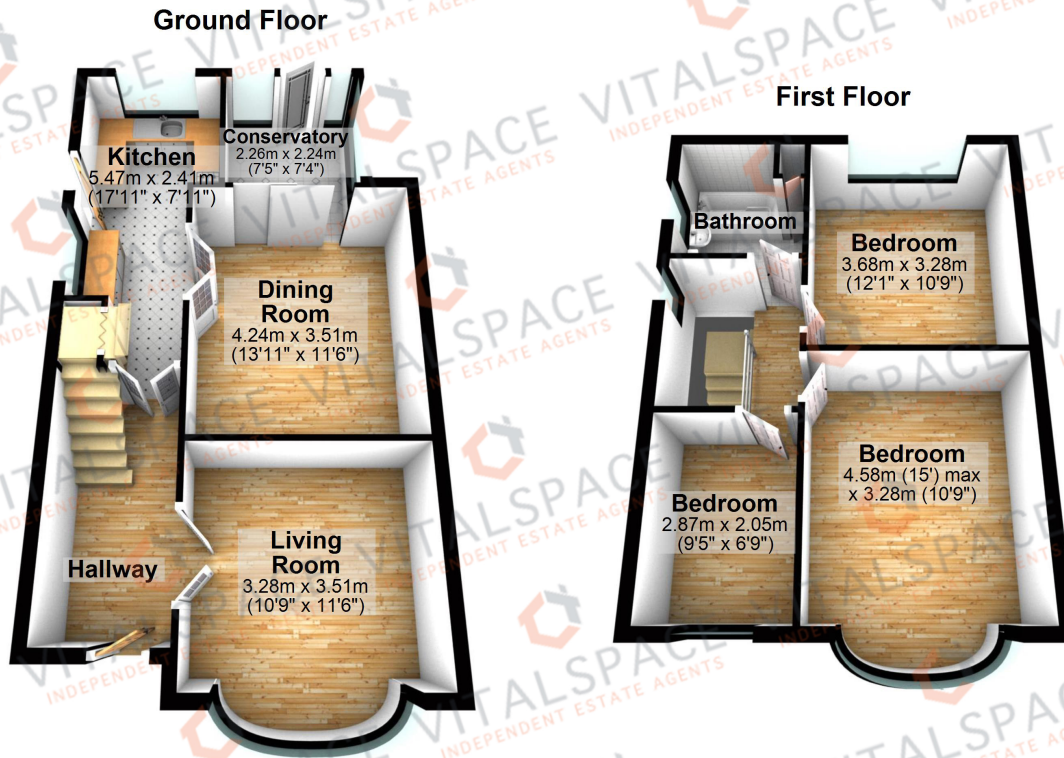
When was the property last rewired? Updated (unsure when)

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Kitchen extension - Approx 1990's

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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