



CROSS KNOWLE VIEW  
DAVYHULME

OFFERS OVER

£280,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 NO CHAIN



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

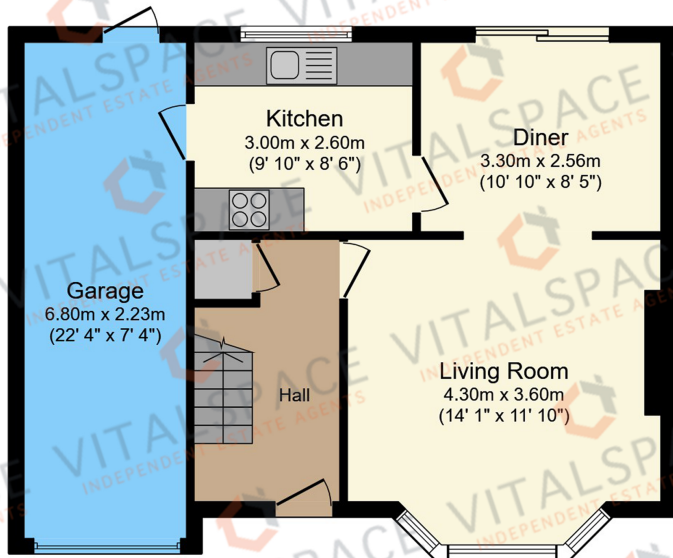


# Cross Knowle View, Davyhulme, M41 8DF

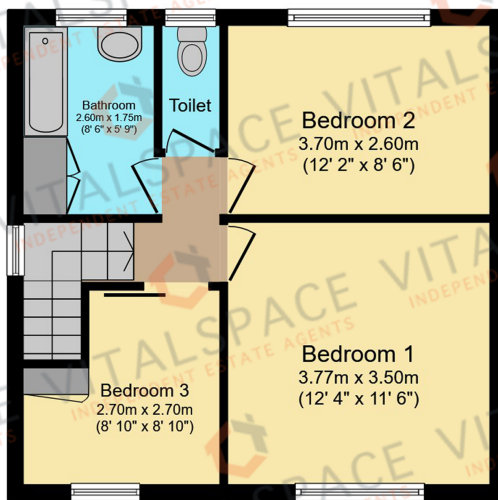
**\*\*NO ONWARD CHAIN\*\* - \*\*OFFERING EXCELLENT POTENTIAL TO MODERNISE\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious, THREE BEDROOM semi-detached property, situated within a popular residential area close to both Davyhulme and Woodhouse Road. Located on the ever popular Cross Knowle View in Davyhulme, this property briefly comprises; a welcoming entrance hallway, bay fronted living room which opens into a dining room alongside a fitted kitchen. Access into an integral garage can be found via the kitchen offering scope to convert if required. To the first floor, a shaped landing provides entry into three good sized bedrooms and a two piece bathroom alongside a separate WC. Externally, to the front of the property, a driveway provides off road parking and leads up to the attached, integral garage. To the rear, a mainly lawned enclosed garden can be found with timber fenced boundaries. A paved patio provides ample space for a table and chairs during those summer months. Offered for sale with no onward chain. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







**Ground Floor**



**First Floor**

## Features

- Three bedrooms
- Semi detached property
- No onward chain
- Scope for modernisation
- Desirable location
- Two reception rooms
- Garden and garage
- Viewing recommended

## Frequently Asked Questions

Tenure: Leasehold, 937 years remaining

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

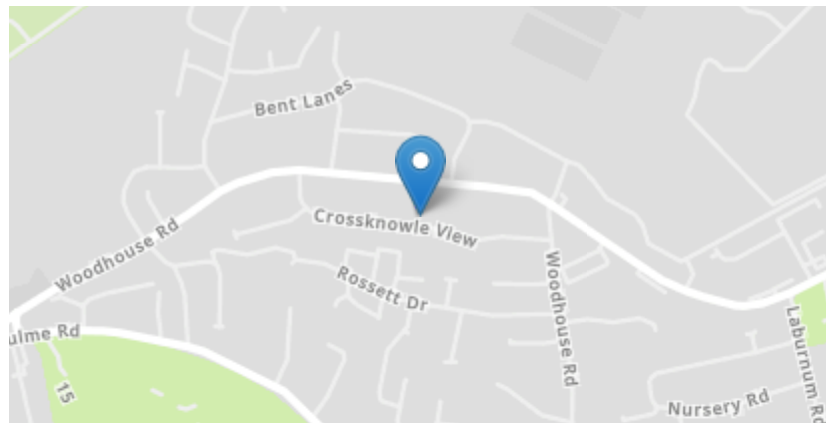
When was the property last rewired? No

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Change of financial situation

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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