



CORNHILL ROAD  
DAVYHULME

£400,000



3 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- TBC

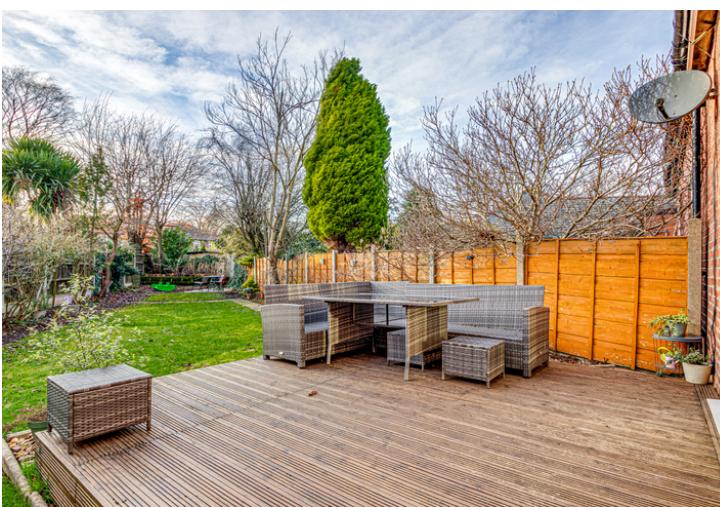


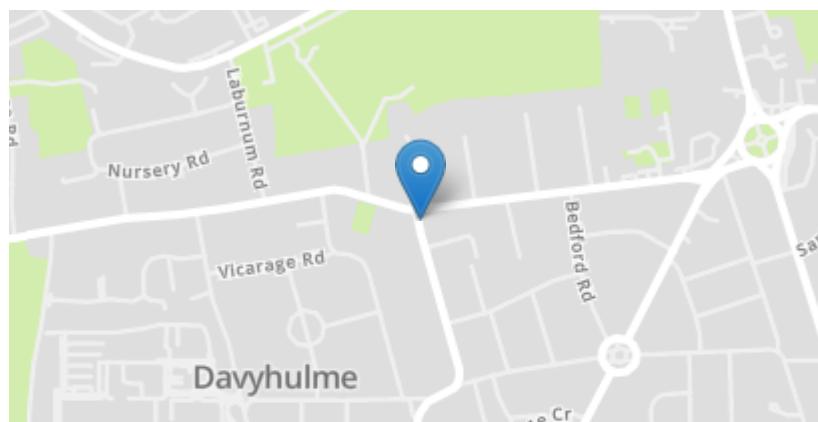
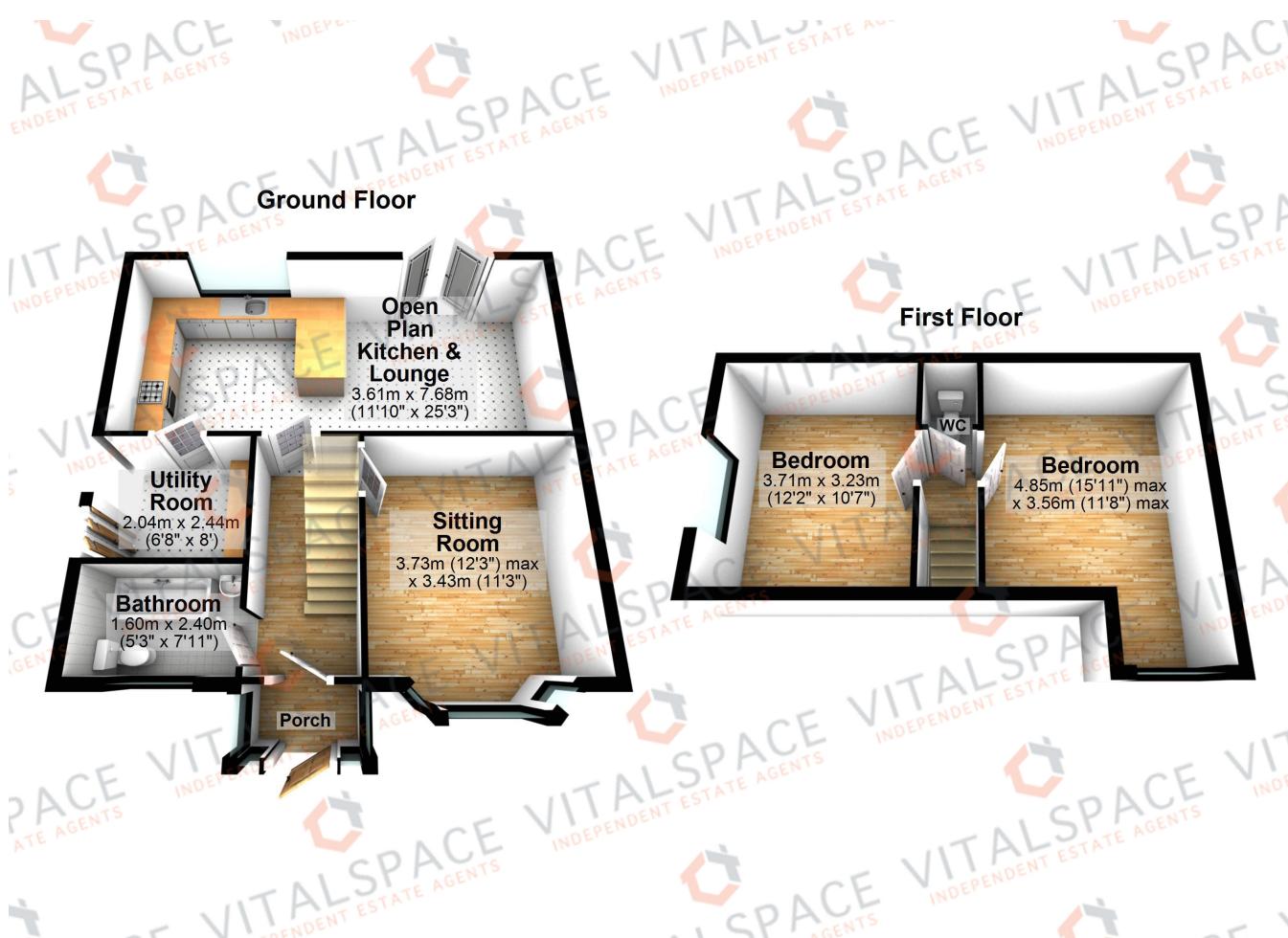
VITALSPACE  
INDEPENDENT ESTATE AGENTS

# Cornhill Road, Davyhulme, M41 5TJ

\*\*VIDEO TOUR\*\* - VITALSPACE ESTATE AGENTS are delighted to present for sale this immaculately presented and thoughtfully extended three double bedroom semi detached residence positioned on a generously sized plot on the always popular Cornhill Road in Davyhulme. Finished to a high standard throughout, the property is truly ready for immediate occupation and early inspection is strongly advised. The elegant and versatile accommodation comprises a welcoming entrance porch and hallway, an impressive open plan living room and contemporary breakfast kitchen. The kitchen itself has been thoughtfully designed to create a stylish yet practical hub of the home, featuring a comprehensive range of fitted wall and base units with complementary work surfaces with a host of integrated appliances including a hob, double oven and extractor canopy, with space for additional appliances, while a fitted breakfast bar provides the perfect spot for casual dining or entertaining. A striking cast iron multi-fuel burning stove forms a cosy focal point, set on a tiled hearth, while two Velux windows within the vaulted ceiling flood the room with natural light, enhancing the sense of space and creating a warm, welcoming environment ideal for both everyday living and social gatherings. A third double bedroom or sitting room is located on the ground floor creating flexible living accommodation. A conveniently placed utility room and a stylish three piece family bathroom complete the ground floor accommodation. The first floor reveals two further well proportioned double bedrooms accessed from a central landing as well as a WC with an inset hand wash basin. Externally, this property is set back from Cornhill Road, approached via a landscaped, predominantly lawned garden with a generous paved driveway providing excellent off road parking facilities, leading up to a detached garage. To the rear, a desirable South facing garden has been thoughtfully designed to offer a private and low-maintenance outdoor retreat, perfectly suited to relaxing or entertaining and making the most of sunny days. As previously highlighted, the location is particularly well placed for convenient access to major motorway links, local gyms, shops, the Trafford Centre and the hospital, while also falling within the catchment for highly regarded schools. The area is further enhanced by an abundance of nearby green spaces, ideal for scenic walks and outdoor leisure. 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 double bedrooms
- Semi detached property
- Southerly facing rear garden
- Immaculate condition
- Open plan breakfast kitchen
- Useful utility room
- uPVC double glazing
- 91 Sqm / 980 Sqft
- Highly desirable location
- Driveway and detached garage

## Frequently Asked Questions

How long have you owned the property for? Since August 2022

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - serviced January 2026

When was the property last rewired? Not during ownership

Which way does the garden face? South facing rear garden

Tenure: Leasehold - 900 + years remaining - £3.75 ground rent per annum

Reasons for sale of property? Upsize

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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