



BENBECULA WAY
DAVYHULME

£265,000

-  3 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  VIRTUAL TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS



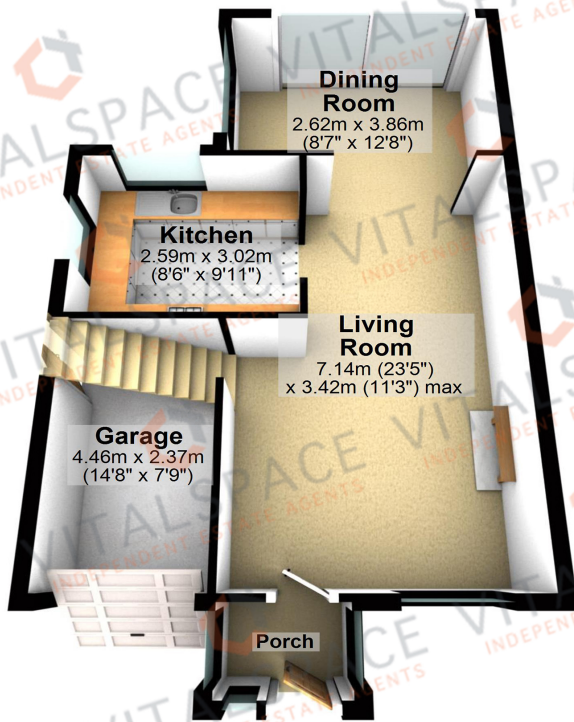
Benbecula Way, Davyhulme, M41 7FW

****VIRTUAL TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented, larger than average THREE BEDROOM semi detached property situated on the ever popular 'Wimpy Estate' in Davyhulme. This property is convenient for bus routes, the Trafford Centre, local schools and the George Carnall Leisure Centre and in brief, the tastefully decorated and extended accommodation comprises; a welcoming entrance porch, a spacious 23ft living room which leads into a fitted kitchen and an extended dining room. The kitchen itself includes a comprehensive range of wall and base units with contrasting worksurfaces above. Sliding doors open from the dining room lead out into an enclosed rear garden. To the first floor there are three generously sized bedrooms and a two piece bathroom alongside a separate WC. Externally, a large driveway provides ample off road parking and leads up to an integral garage. To the rear, a private fenced garden can be found with a shaped lawn garden alongside a paved patio area ideal for a table and chairs during those summer months. This property is warmed by gas central heating, fully alarmed and is uPVC double glazed throughout. Ideal for any family. an internal

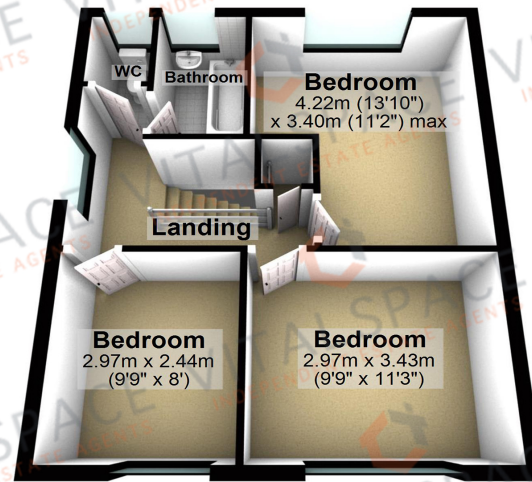




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Driveway and garage
- Two reception rooms
- Secluded rear garden
- Convenient location
- Gas central heating
- uPVC double glazing
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 15 years

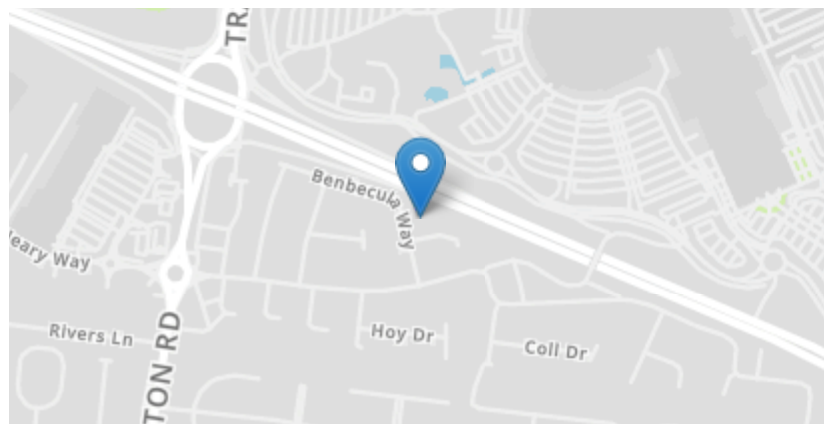
Tenure; Leasehold - £15 per annum

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Pre purchase

Reasons for sale of property? Relocate

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	52	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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