



CROSS KNOWLE VIEW
DAVYHULME

£450,000

 4 BEDROOMS

 3 BATHROOMS

 2 RECEPTIONS

 VIDEO TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS

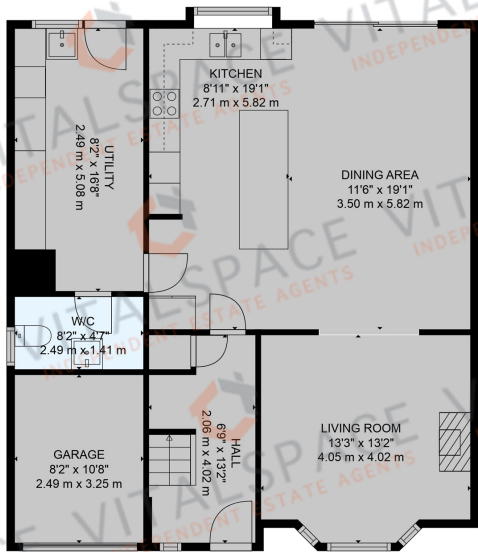


Cross Knowle View, Davyhulme, M41 8DF

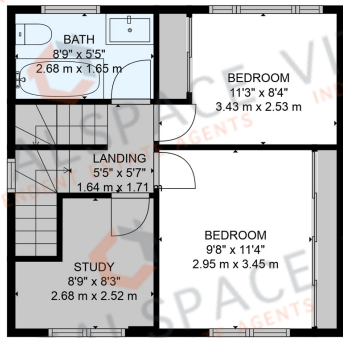
****VIDEO TOUR** - **FULLY REFURBISHED FAMILY HOME**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this superbly presented, significantly extended FOUR BEDROOM semi detached property arranged over three floors, situated within a popular residential area close to both Davyhulme Road and Woodhouse Road. Located on the ever popular Cross Knowle View in Davyhulme, this desirable property benefits from tastefully presented accommodation which briefly comprises; a welcoming entrance hallway, a spacious bay fronted living room with a decorative log burning fire which opens into an impressive open plan dining kitchen with access into a useful 16ft utility room. The kitchen itself comes complete with a host of wall and base units with contrasting work surfaces incorporating two ovens, a five ring induction hob, undercounter lighting and a large central breakfast island with space for seating. A downstairs WC completes the ground floor accommodation. A glass balustrade staircase rises up to a shaped first floor landing with entry into three well proportioned bedrooms alongside a luxury, fully tiled three piece family bathroom with a shower over bath combination complimented by black accent fittings and a smoked glass shower screen. Two of the large double bedrooms on the first floor come complete with fitted wardrobes. Stairs rise to the second floor where a professionally converted dormer loft room creates an enviable master bedroom suite with bespoke fitted wardrobes and a contemporary en-suite shower room. Externally, to the front of the property, there is an excellent sized block paved driveway providing excellent off road parking facilities which leads up to a garage with an electric roller shutter door. To the rear, an enclosed landscaped garden and a decorative paved patio area creates a perfect space for outside entertaining during those summer months. This property is also warmed by a newly installed gas heating system with a combination boiler, an overhauled roof in 2012 and an electrical re-wire in 2023. Positioned just off Woodhouse Road, this impressive family home is conveniently situated for several popular schools, amenities and transport links with Urmston Retail Park just around the corner along with access to the M60 & M62. If you are familiar with the Maunders built properties, the deceptively spacious accommodation is ideal for any growing family and thus, an internal inspection comes highly recommended.



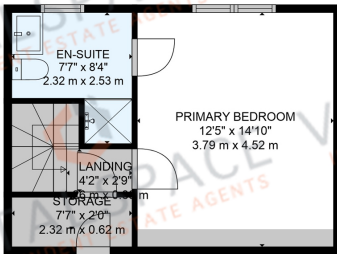




FLOOR 2



FLOOR 3



FLOOR 3

Features

- Four bedrooms
- Semi detached property
- Arranged over three floors
- Immaculate condition
- Significantly extended
- Quiet Davyhulme location
- No onward chain
- Master bedroom suite
- Viewing essential
- Utility / downstairs WC

Frequently Asked Questions

How long have you owned the property for? 2021

When was the roof last replaced? Yes, 12 years ago

How old is the boiler and when was it last inspected? New gas central heating including boiler

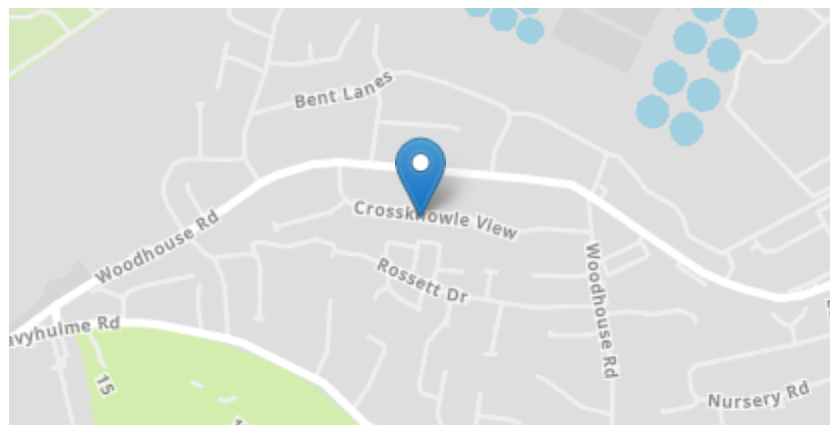
When was the property last rewired? Re-wired in 2023

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? rear, side and loft in 2023

Reasons for sale of property? Move to a bungalow

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



Tel: 0161 747 7807
 Email: urmston@vitalspace.co.uk
 Web: www.vitalspace.co.uk
 22 Flixton Road, Urmston,
 Manchester, M41 5AA