



BENT LANES
DAVYHULME

£315,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



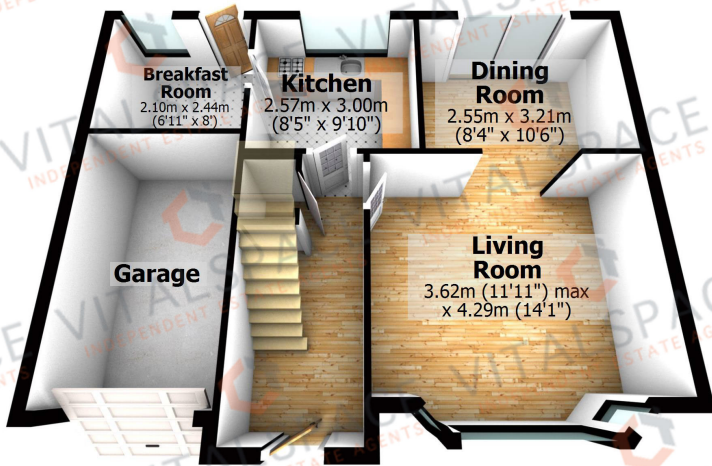
Bent Lanes, Davyhulme, M41 8NZ

****VIDEO TOUR** - **NO ONWARD CHAIN** - **OVERLOOKING FARMLAND**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi-detached family home located on a desirable, quiet road just off the ever popular Woodhouse Road in Davyhulme. Owned by the same family since built in the 1960's, this well presented property is positioned on a generously sized plot and boasts a charming exterior, a beautiful garden and a gated driveway providing off road parking. Upon entering the property, you are greeted by a welcoming hallway leading to a spacious living room with a large bay window, allowing natural light to flood in. The living room opens into a dining area alongside a modern fitted kitchen with a range of wall and base units, providing ample storage space. The kitchen leads through to a separate breakfast room alongside access into the rear garden. Upstairs, the property benefits from three well proportioned bedrooms, with the master bedroom featuring fitted wardrobes providing plenty of storage space. A four piece bathroom can also be found on the first floor level. The exterior of the property is equally impressive, with a beautifully maintained landscaped rear garden, fenced to all sides and laid to lawn with mature borders, plants and shrubbery. It is also worth noting that the rear garden is not overlooked backing directly onto farmland. Conveniently positioned for a range of highly regarded schools, shops, the motorway network, the Trafford Centre and a range of bus routes. An attractive family property which requires an internal inspection to be truly appreciated. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Quiet Davyhulme location
- Three reception rooms
- No onward chain
- Driveway and garage
- uPVC double glazing
- Secluded rear garden
- Open aspect rear views
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since new - 1960's

When was the roof last replaced? Unknown

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

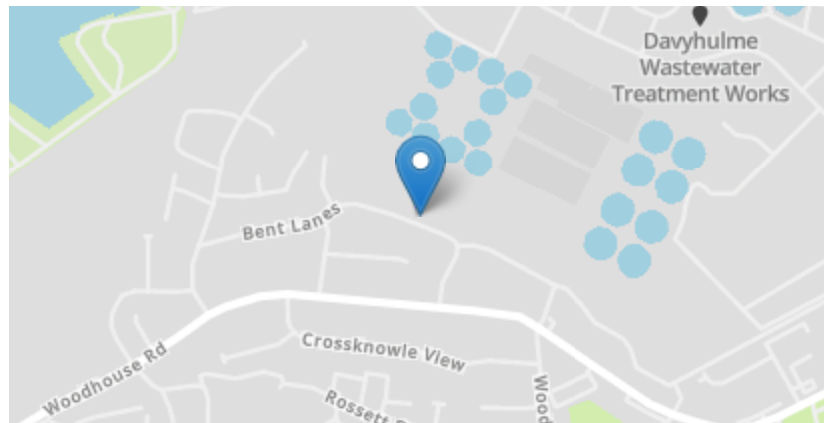
When was the property last rewired? Unknown

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? Bereavement

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		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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