



SHETLAND WAY
DAVYHULME

£280,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Shetland Way, Davyhulme, M41 7FU

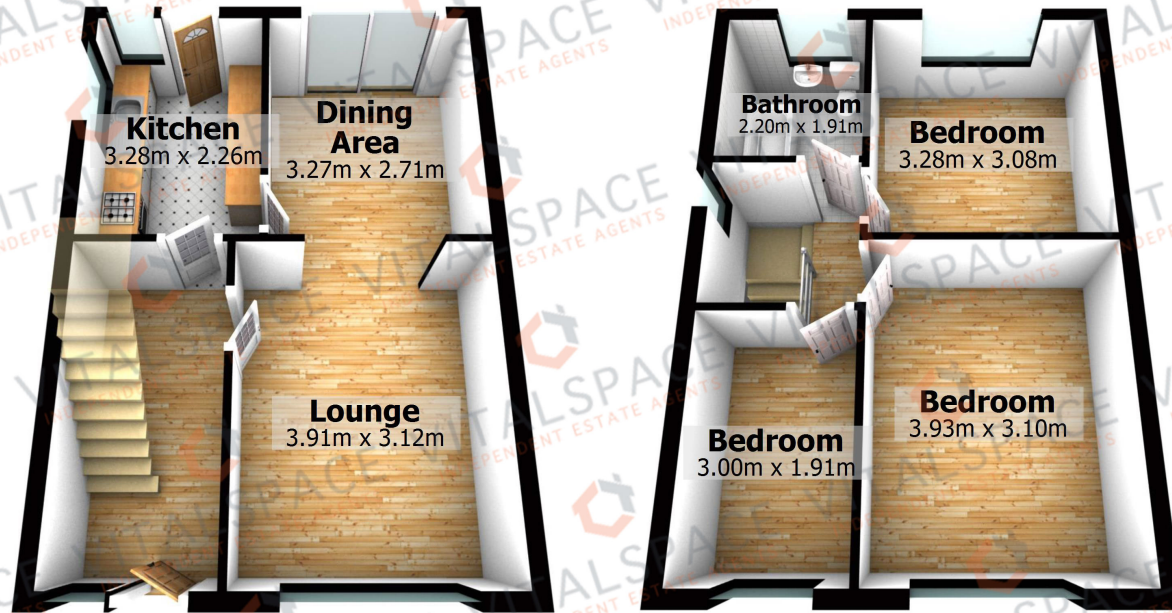
****POPULAR LOCATION**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this most appealing THREE BEDROOM semi detached property presented to an immaculate standard situated on the ever popular 'Wimpy Estate' in Davyhulme. This property is convenient for bus routes, the Trafford Centre, local schools and the George Carnall Leisure Centre and in brief, the tastefully presented accommodation comprises; welcoming entrance hallway, a spacious living room which leads into a dining room with access out into the rear garden alongside a fitted kitchen. The kitchen itself is fitted with a range of wall and base units with contrasting worksurfaces above. To the first floor there are three good sized bedrooms and a contemporary recently installed three piece white bathroom. Externally, to the front, there is a well stocked garden with mature plants and shrubs. A paved driveway leads to the side of the property and the enclosed rear garden. The rear garden itself is fenced for privacy with a paved patio area can be found leading into a shaped lawned garden. Further benefits of this attractive property include a gas central heating system and uPVC double glazed throughout. Ideal for any first time buyer, an internal inspection is highly recommended to fully appreciate this well presented home. Contact VitalSpace Estate Agents for further information.





Ground Floor

First Floor



Features

- Three bedrooms
- Semi detached house
- Popular location
- Gas central heating
- uPVC double glazing
- Ideal family home
- Viewing essential
- Landscaped rear garden

Frequently Asked Questions

How long have you owned the property for? 12 years

When was the roof last replaced? Flat roof replaced 8 years ago

How old is the boiler and when was it last inspected? Gas central heating - Worcester combination boiler - 4 years old

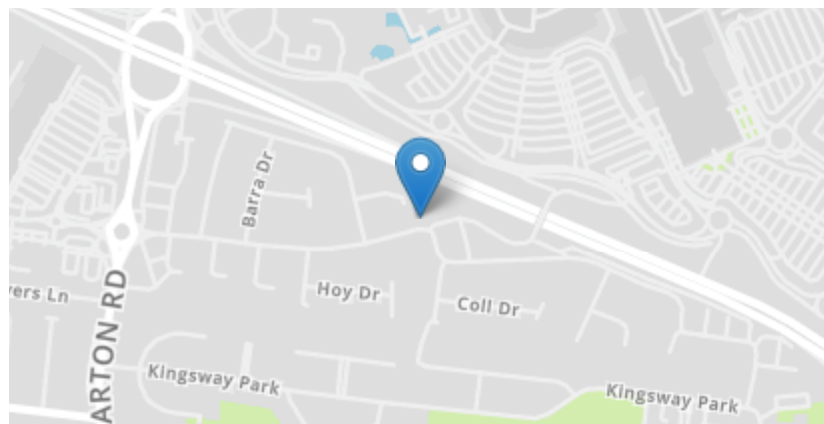
When was the property last rewired? No

Which way does the garden face? East facing rear garden

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

Reasons for sale of property? Relocate

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	86
EU Directive 2002/91/EC		
England, Scotland & Wales		

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