



KIRKSTALL ROAD
DAVYHULME

£475,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Kirkstall Road, Davyhulme, M41 0QP

****IMPRESSIVE SPECIFICATION**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, enhanced and extended THREE BEDROOM semi detached family home situated on a large corner plot within the always popular 'Canterbury Road' development in Davyhulme. This highly desirable property is exceptional in every sense of the word with extended accommodation arranged over two floors. Offering spacious living accommodation presented in a contemporary style, this enviable property briefly comprises; welcoming entrance hallway with an attractive walnut staircase, a well proportioned, extended living room with double doors leading out into the rear garden, a bay fronted dining room and a useful downstairs WC. A stunning open plan luxury breakfast kitchen can also be found on the ground floor level fitted with a comprehensive range of handless, high gloss wall and base units complimented by contrasting worksurfaces alongside a host of 'Bosch' integrated appliances. An integral garage, accessed via the kitchen provides dry storage space with an electric roller shutter door. To the first floor, a shaped landing provides entry into three spacious bedrooms and a luxury four piece bathroom. The master bedroom has been significantly extended and includes a range of fitted wardrobes and drawers alongside a three piece en-suite shower room. Externally, to the front of the property, there is a large gated, block paved driveway giving off road parking to multiple vehicles with composite fenced boundaries. To the side, the block paving continues and leads into the rear where a shaped lawned garden and a large patio area provide a suitable space for alfresco dining during those sunny months. A recently built detached garage can also be found to the rear of the property with a second driveway accessed via Sherborne Road. This property was comprehensively refurbished in 2012 which included an electrical re-wire, a new roof and a side and first floor extension. A Worcester combination boiler was installed in July 2022 ensuring the gas central heating is as efficient as possible. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.





Features

- Three bedrooms
- Semi detached property
- Large corner plot
- Significantly extended
- Impressive master bedroom suite
- En-suite shower room
- Open plan breakfast kitchen
- Downstairs WC
- Integral garage & Driveway
- Desirable location

Frequently Asked Questions

How long have you owned the property for? Since 2023

When was the roof last replaced? Yes in 2012

How old is the boiler and when was it last inspected?
Worcester Combi boiler installed in 2022

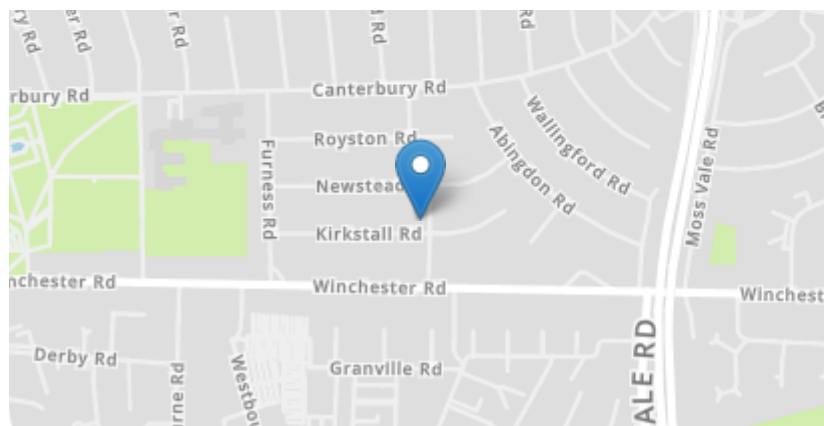
When was the property last rewired? 2012

Which way does the garden face? North / West - corner plot

Are there any extensions and if so when were they built? 2012

Reasons for sale of property? Upsize

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		
(92-100) 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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	