



BENT LANES  
DAVYHULME

£315,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Bent Lanes, Davyhulme, M41 8NY

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi detached property located on the ever popular Bent Lanes in Davyhulme. This property provides an ideal family home and offers a paved gated driveway, attached garage and pleasant gardens to both the front and rear. In brief, the accommodation comprises; entrance hallway, a spacious living room which leads to a dining room, a fitted kitchen and a useful utility room. Access into an integral garage can be found via the utility room benefiting from excellent dry storage space with a roller shutter garage door. To the first floor there are THREE well proportioned bedrooms and a contemporary three piece tiled bathroom. Externally, a paved driveway leads to the attached garage which is accessed via an up and over door. To the rear of the property, beautifully maintained West facing garden can be found. Situated in a prime location within close proximity to Urmston town centre with its array of shops, eateries, wine bar and much more. Urmston itself boasts excellent schools for all ages and a range of public transport including bus routes, Urmston train station and motorways links. Contact VitalSpace Estate Agents to arrange an internal inspection. We strongly recommend arranging an appointment to avoid disappointment.

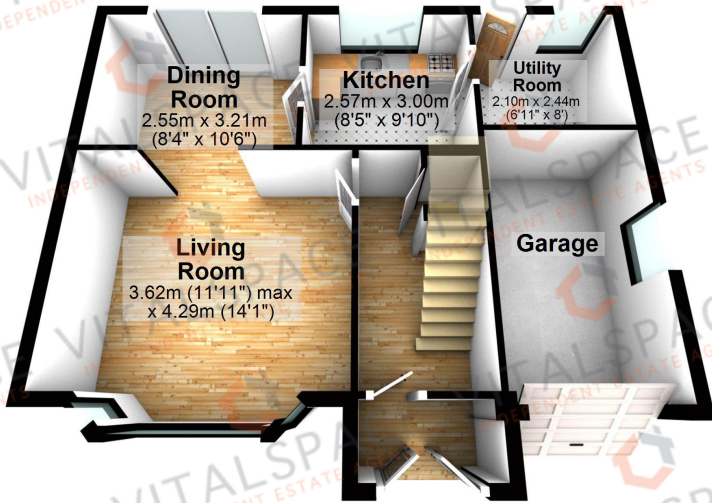




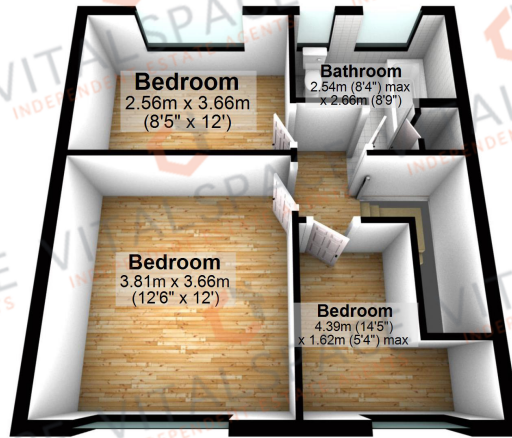




Ground Floor



First Floor



## Features

- Three Bedrooms
- Semi detached
- Gas central heating
- Popular Davyhulme location
- No onward chain
- uPVC double glazing
- Scope to update
- Modern fitted bathroom
- Viewing recommended
- Driveway and garage

## Frequently Asked Questions

How long have you owned the property for? 15 years

When was the roof last replaced? Yes, 6 years ago

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

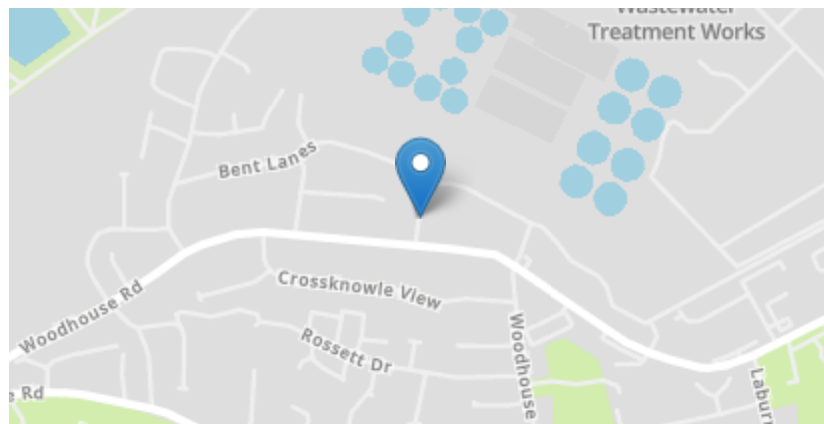
When was the property last rewired? No - EICR in place

Which way does the garden face? West facing rear garden

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

Reasons for sale of property? Sale of buy to let

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	83
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>			

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