



NURSERY ROAD
DAVYHULME

£300,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 BAND B



VITALSPACE
INDEPENDENT ESTATE AGENTS



Nursery Road, Davyhulme, M41 7WW

VITALSPACE ESTATE AGENTS are pleased to offer for sale this much loved and significantly updated THREE BEDROOM semi detached property situated on a popular quiet Davyhulme road. In brief the recently updated tastefully presented accommodation comprises; a welcoming entrance hallway, a good sized living room and a spacious 17ft dining kitchen with doors opening out into the WEST FACING rear garden. To the first floor a shaped landing provides entry into three well proportioned bedrooms and a contemporary tiled two piece bathroom alongside a separate WC. The property was renovated in 2017 which included a new gas central heating system and a full electrical re-wire. Externally to the front there is a pleasant garden and a large driveway providing ample off road parking. The driveway continues down the side leading to a detached brick garage with power and lighting. The rear garden boasts a large paved patio suitable for a table and chairs during those summer months with a generous lawned garden beyond. Ideally located within walking distance of local amenities and only five minutes drive to the M60 Ring Road and the Trafford Centre. Contact VitalSpace Estate Agents to arrange an internal

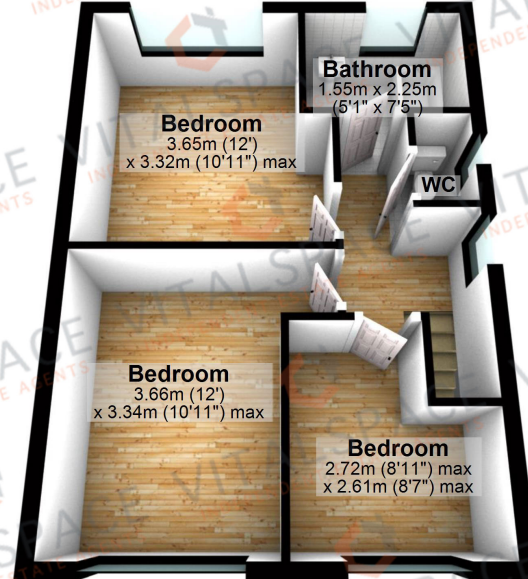




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Immaculate condition
- Popular location
- Paved driveway
- Brick built garage
- 17ft dining kitchen
- Electrical rewire in 2017
- Luxury tiled bathroom
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2017

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? New system in 2017

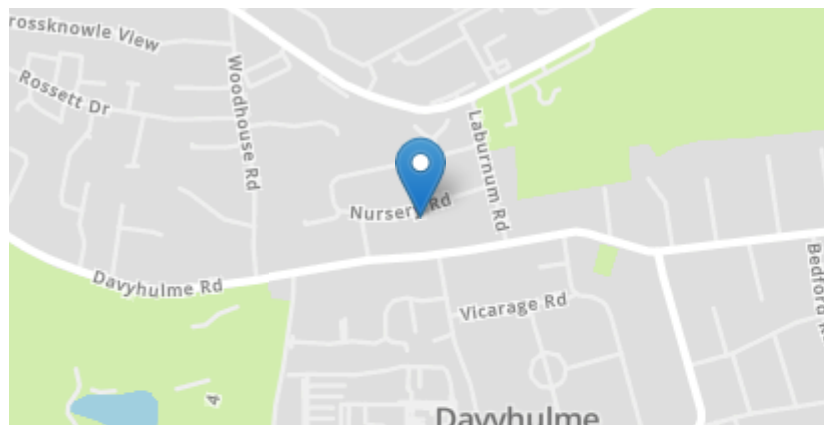
When was the property last rewired? 2017 / 2018

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? Relocate

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+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	58	
(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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