



LOWOOD AVENUE  
DAVYHULME

£555,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Lowood Avenue, Davyhulme, M41 8GD

**\*\*VIDEO TOUR\*\* - \*\*SWEEPING CORNER PLOT\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this recently updated, well presented FOUR BEDROOM detached family residence situated on a highly desirable cul-de-sac just off Davyhulme Road. The spacious accommodation has been thoughtfully updated by our clients, sure to suit any growing family. In brief the accommodation comprises; porch, a warm and welcoming entrance hallway, a bay fronted sitting room alongside a 16ft extended living/dining room with bi-folding doors opening out into the enclosed garden. The enviable living / dining room opens into impressive kitchen fitted with a host of wall and base units with contrasting worksurfaces above. To the first floor a split level landing provides entry into FOUR well proportioned bedrooms and a recently updated, luxury four piece family bathroom with a separate shower cubicle. The master bedroom also benefits from an en-suite three piece shower room. Externally the property benefits from being positioned on a large corner plot with excellent driveway parking for multiple vehicles which leads up to a garage with roller shutter garage door. Externally, an artificial lawned garden can also be found to the side of the property creating a perfect children's play area which opens into an enclosed lawned garden secluded by plants and bushes with timber fenced boundaries. Further benefits of this attractive family home include gas central heating, a newly installed roof, updated electrics and uPVC double glazing throughout. This superb residence is well maintained offering a unique, light and contemporary accommodation situated in an enviable location. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network. Contact VitalSpace Estate Agents to arrange a viewing appointment.

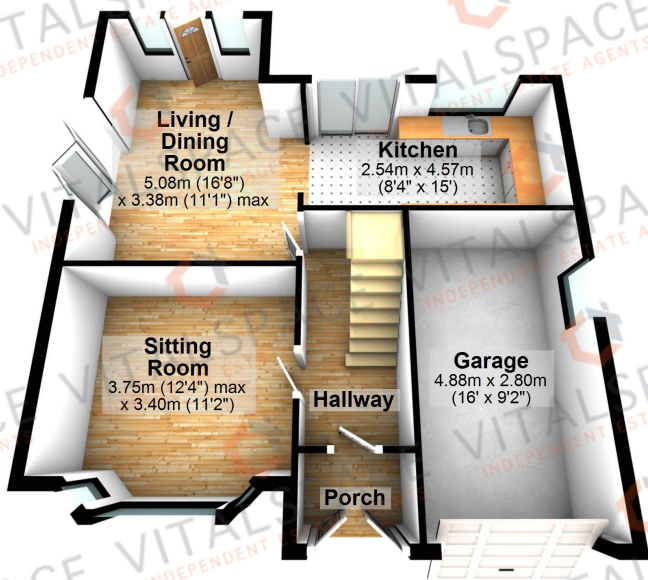








Ground Floor



First Floor



## Features

- Four bedrooms
- Detached family home
- Significantly extended
- uPVC double glazing
- Desirable cul-de-sac
- En-suite shower room
- Open plan living / kitchen
- Driveway and garage
- Newly installed roof
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since July 2021

When was the roof last replaced? New roof in 2023

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

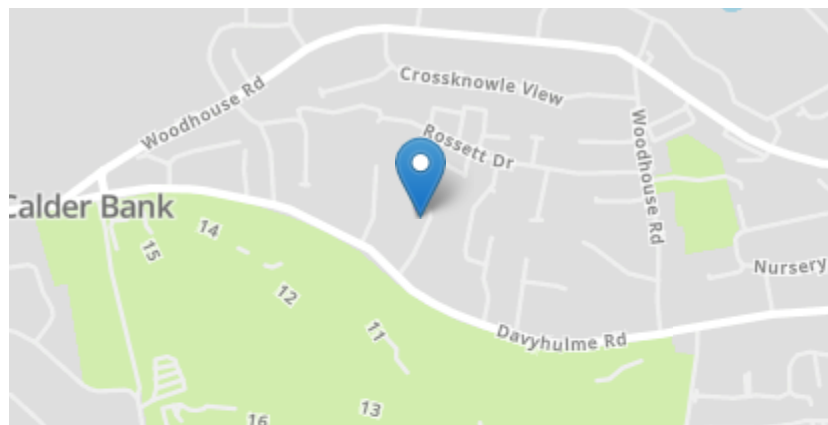
When was the property last rewired? No - updated consumer unit

Which way does the garden face? South / South West facing rear garden

Are there any extensions and if so when were they built? Yes, pre ownership - 1990's

Reasons for sale of property? Relocate

If you would like to submit an offer on this property, please



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