



BROADWAY  
DAVYHULME

OFFERS OVER

£400,000

 5 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 VIDEO TOUR



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

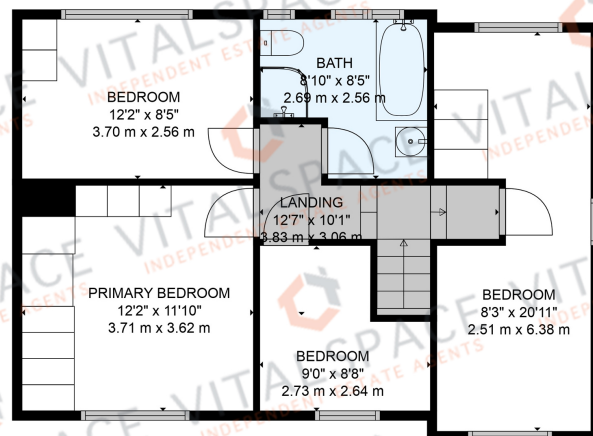
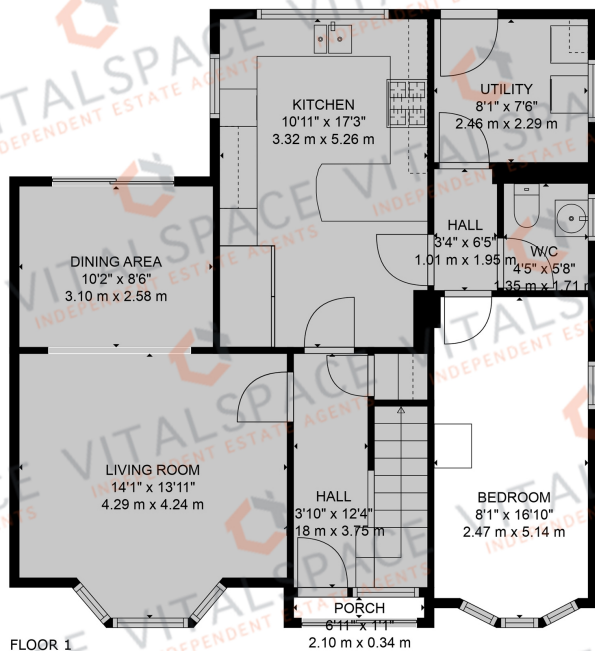


## Broadway, Davyhulme, M41 7NW

**\*\*VIDEO TOUR\*\* - \*\*OPEN ASPECT TO THE REAR\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this well presented this spacious, well presented FOUR / FIVE BEDROOM extended semi detached property situated within a popular residential area. Located on the ever desirable Broadway in Davyhulme, this attractive home offers extended family accommodation, tastefully presented which briefly comprises; porch, a warm and welcoming entrance hallway, a generously sized living room which opens into a dining room with sliding doors leading out into the rear garden. A fantastic 17ft breakfast kitchen can also be found on the ground floor complete with a host of wall and base units with contrasting worksurfaces. A further large versatile reception room offers space for a ground floor bedroom, home office or sitting room dependent on the occupiers requirements. A useful utility room and downstairs WC complete the ground floor accommodation. To the first floor level, a split level landing provides entry into four generously sized bedrooms and a large four piece tiled family bathroom with a separate shower. Externally, to the front of the property, a substantial driveway provides off road parking for multiple vehicles, ideal for any family. To the rear of the property which is not overlooked, a southerly facing, larger than average garden can be found with a paved patio and shaped lawned gardens. A timber storage shed offers dry storage space. Further benefits of this deceptively spacious property include a replaced roof in 2004, uPVC double glazing and gas central heating. This property is 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. It is also worth noting that this property is positioned within catchment for several highly regarded schools. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.







## Features

- Four / Five bedrooms
- Semi detached property
- Extended accommodation
- Desirable location
- Large driveway and garden
- Extended breakfast kitchen
- Utility & Downstairs WC
- Southerly facing rear garden
- versatile living
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 25 years

When was the roof last replaced? 2004

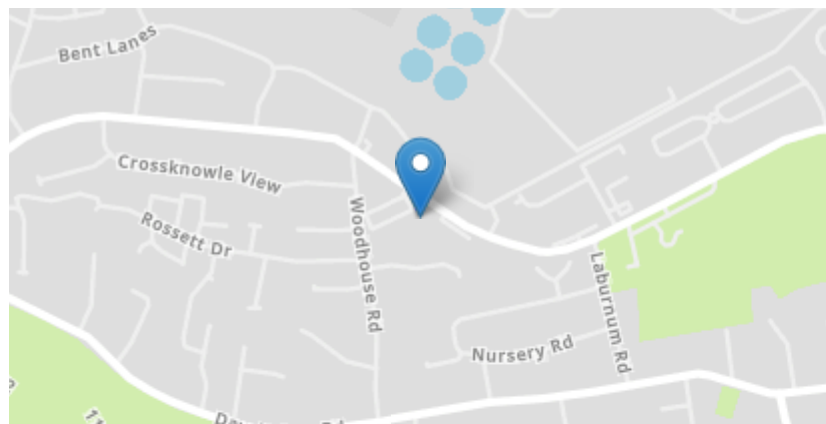
How old is the boiler and when was it last inspected? Gas central heating

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Kitchen extension, 1994, side extension 2004

Reasons for sale of property? Downsize

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			
		74	84
England, Scotland & Wales		EU Directive 2002/91/EC	

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