



HALL FARM AVENUE  
DAVYHULME

£550,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Hall Farm Avenue, Davyhumle, M41 5TA

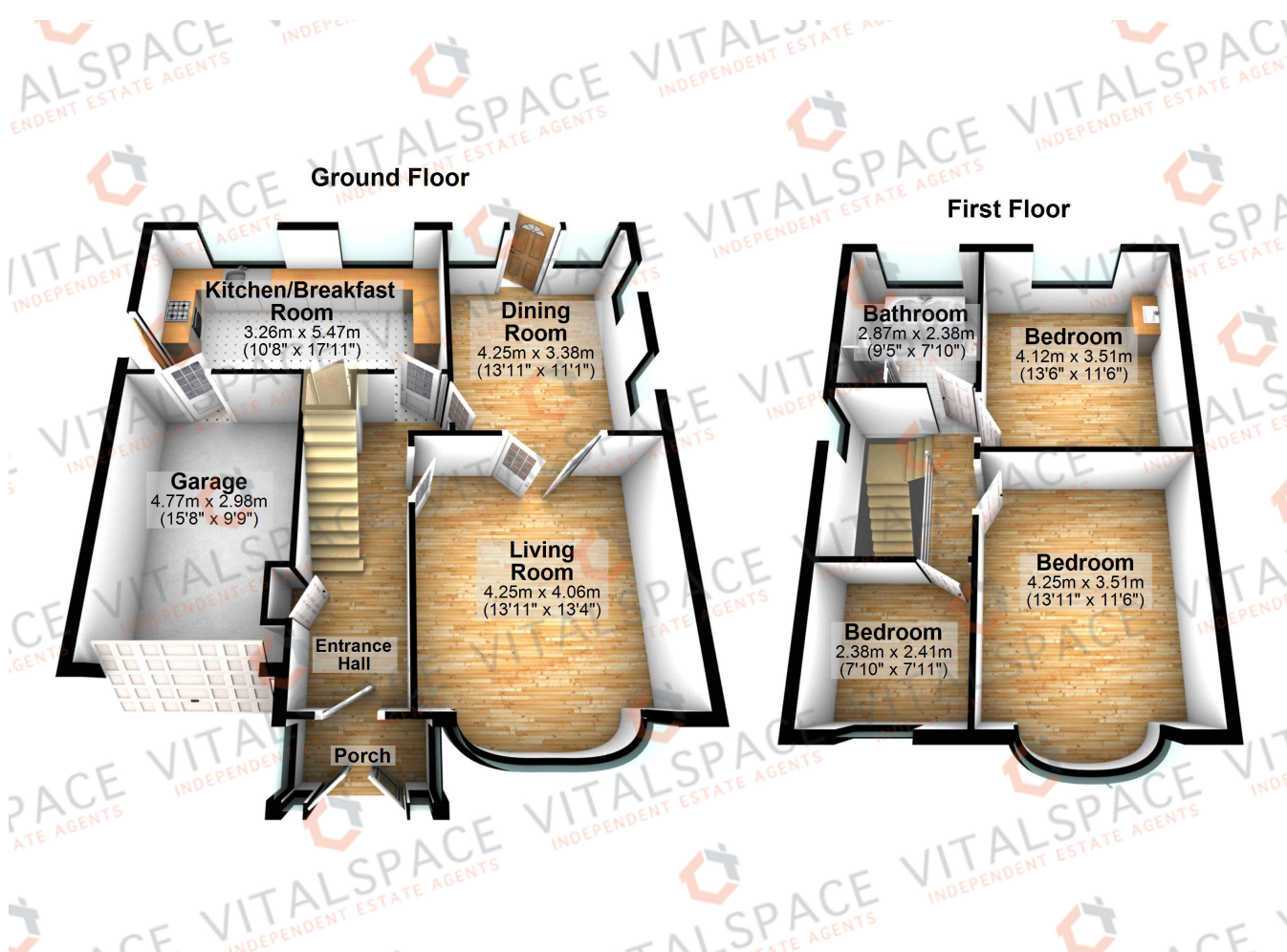
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this superbly presented, extended three bedroom detached family home, ideally positioned on a peaceful and highly sought-after road in Davyhumle. Finished to an exceptional standard throughout, the property also benefits from a stunning rear garden, making early viewing highly recommended. The well planned accommodation briefly comprises of an entrance porch, a warm and welcoming entrance hallway, a bay fronted living room, a separate dining room, and an extended dining kitchen featuring a central island, granite worksurfaces and a range of integrated appliances. To the first floor, a shaped landing leads to three generously proportioned bedrooms and a contemporary four piece tiled family bathroom with a separate shower cubicle and bath. Externally, this attractive family home is set back from the road, approached via a block paved driveway which provides ample off road parking for multiple vehicles and leads to the attached garage. To the rear, the beautifully maintained garden is a real highlight, featuring decked seating areas, an Indian stone paved patio, and a well kept lawn. Further benefits of this desirable family home include uPVC double glazing, oak flooring and gas central heating. Situated within a popular tree lined residential area and convenient for a range of highly regarded local schools and desirable amenities on Moorside Road. Much care and attention has been spent by our clients to present this property which now offers a unique, light and contemporary space situated in a quiet location. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.











## Features

- Three bedrooms
- Detached family residence
- Quiet tree lined location
- Driveway and garage
- Two reception rooms
- Highly desirable area
- Impressive kitchen
- uPVC double glazing
- 102 Sqm / 1098 Sqft
- No onward chain

## Frequently Asked Questions

How long have you owned the property for? 27 years

When was the roof last replaced? Yes - date unknown

How old is the boiler and when was it last inspected? Gas central heating - serviced 2025

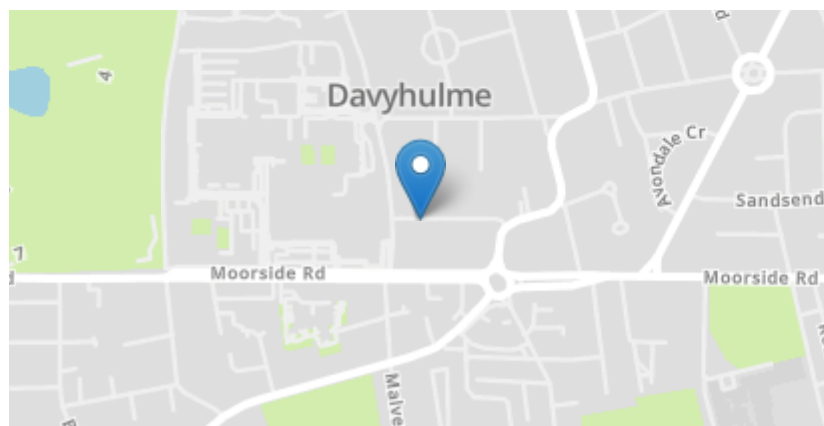
When was the property last rewired? Yes but date unknown

Which way does the garden face? North facing rear garden

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

Reasons for sale of property? Move house - no chain

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>	57	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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