



## BROADWAY DAVYHULME

OFFERS OVER

# £440,000

 4 BEDROOMS

 3 BATHROOMS

 1 RECEPTION

 EPC GRADE:- C



## VITALSPACE

INDEPENDENT ESTATE AGENTS

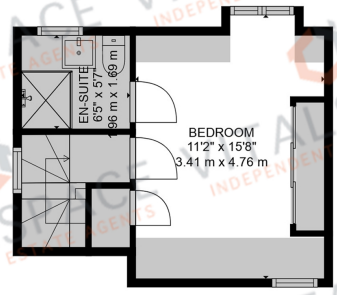
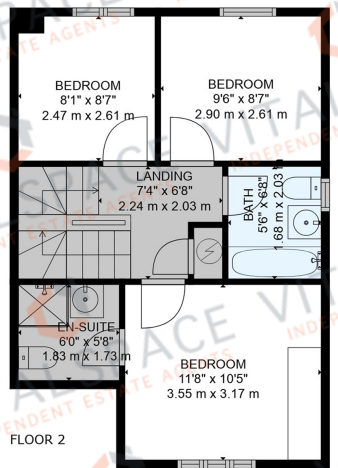
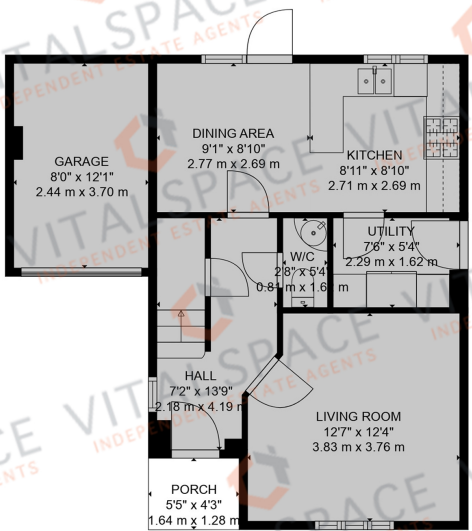


# Broadway, Davyhulme, M41 7NN

**\*\*VIDEO TOUR\*\* - \*\*EXECUTIVE DETACHED FAMILY HOME\*\* -**  
VITALSPACE ESTATE AGENTS are pleased to offer this fantastic opportunity to purchase a spacious, detached executive family home measuring 111 sqm / 1194 sqft located within a quiet residential area. This FOUR BEDROOM property is designed to the highest specification and complimented further by a stunning open plan dining kitchen and an enclosed garden. In brief, the well proportioned accommodation which is arranged over three floors briefly comprises; a warm and welcoming entrance hallway, a good sized living room and an impressive open plan dining kitchen with access into a useful utility room. A conveniently positioned WC can also be found on the ground floor making this home perfect for families. Stairs rise to the first floor level where a landing provides access into three well proportioned bedrooms, a three piece family bathroom and an en-suite shower room. To the second floor, the master bedroom suite can be found with skylights, excellent storage space and an updated tiled en-suite shower room. Externally to the front there is a pleasant garden and driveway which provides excellent off road parking facilities and leads up to an attached garage whilst to the rear there is a paved patio area with a mainly lawned garden beyond, which is fenced for privacy. 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 is positioned within close proximity to the motorway network. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.







## Features

- Four spacious bedrooms
- Detached family home
- Arranged over three floors
- Immaculate Condition
- Open plan dining kitchen
- Built in 2012 by Persimmon
- Two Ensuite shower rooms
- Desirable location
- Garage and driveway
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? When built - 2011

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

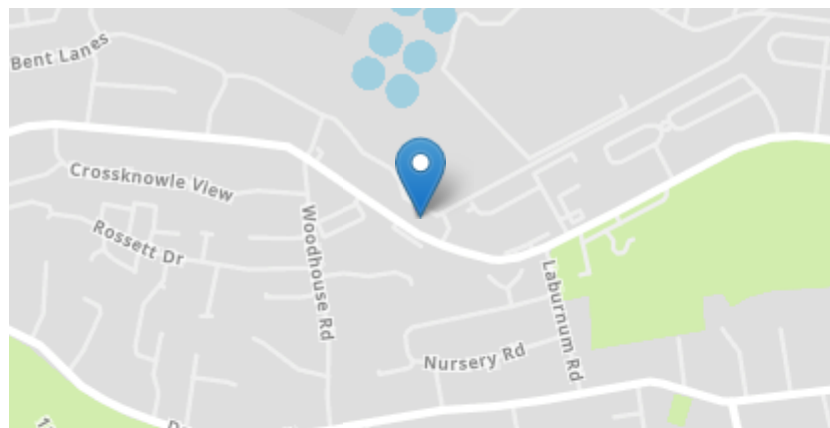
When was the property last rewired? When built - 2011

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? N/A

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	78	
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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