



TEESDALE AVENUE  
DAVYHULME

£600,000

 3 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

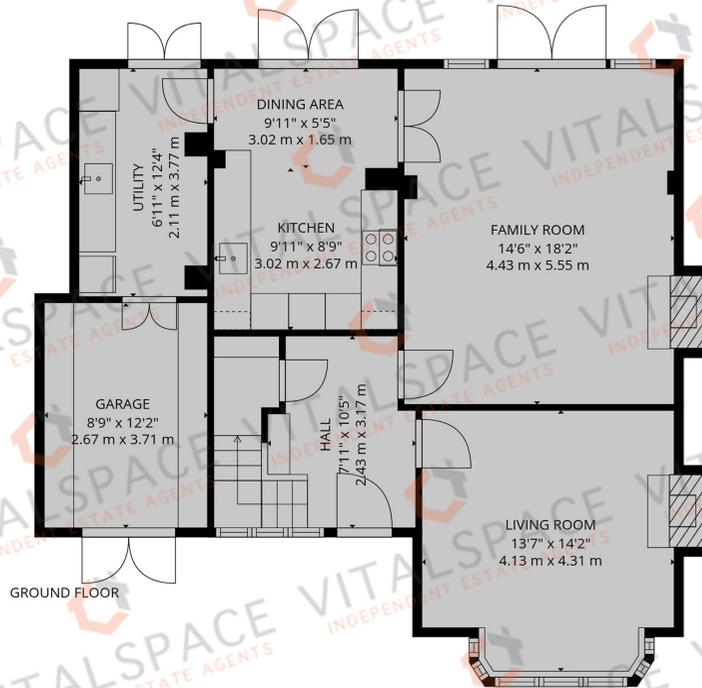
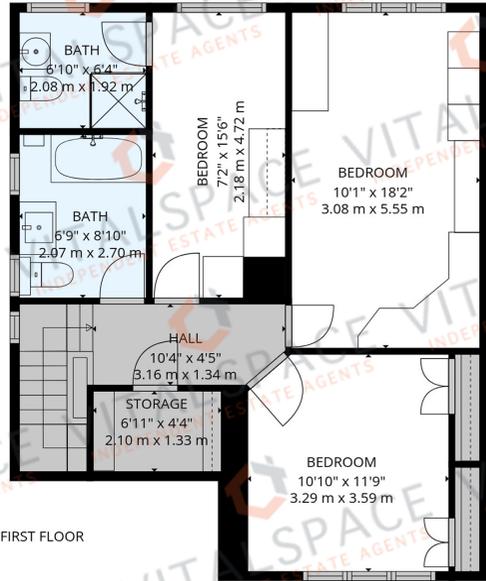


## Teesdale Avenue, Davyhulme, M41 8BY

**\*\*VIDEO TOUR\*\* - \*\*IMMACULATE CONDITION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exciting opportunity to purchase this beautiful, THREE DOUBLE BEDROOM family home occupying a superb secluded position on this prestigious Davyhulme road. Situated within a popular residential area and convenient for a range of highly regarded local schools and amenities, this stunning property benefits from both a side and rear extension and has been updated to the highest of standards by our clients. Offering spacious and thoughtfully designed accommodation ideal for any growing family, the attractive accommodation is arranged over two expansive floors measuring approximately 1,380 sq. ft (128 m<sup>2</sup>). A warm and welcoming reception hallway provides entry into a generously sized bay fronted living room alongside an impressive 18ft sitting/family room with double doors opening out into the rear garden. The sitting room flows seamlessly into an enviable dining kitchen complete with a host of gloss wall, base and display units with inset lighting, a range of integrated appliances, Quartz worksurfaces and a second set of double doors leading out to the rear elevation. A conveniently placed utility room with access into an integral garage adds practicality and convenience to everyday living. Upstairs, you will find three excellent sized double bedrooms, including a spacious master bedroom fitted with a range of bespoke bedroom furniture. A luxury tiled modern family bath and an en-suite shower room further complement the first floor bedrooms and completes the internal accommodation. Externally, this property is positioned on a secluded plot with a gated concrete imprint driveway leading up to the integral garage. To the rear, an extremely private, east facing garden can be found, mainly laid to lawn with a wooden gazebo creating a perfect spot for alfresco dining during those summer months. Mature plants, shrubs, a large decked area and external power further complement this external oasis. With contemporary décor throughout and a flexible layout ideal for modern family life, this home effortlessly combines comfort and style. As previously highlighted, the location is particularly well placed for convenient access to major motorway links, local gyms, shops, the Trafford Centre and the hospital. The area is further enhanced by an abundance of nearby green spaces, ideal for scenic walks and outdoor leisure. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







## Features

- Three Double bedrooms
- Extended detached property
- Gas central heating
- Useful utility room
- Luxury fitted bathroom
- En-Suite Shower Room
- Contemporary dining kitchen
- 128 Sqm / 1380 Sqft
- Two spacious reception rooms
- Highly desirable location

## Frequently Asked Questions

How long have you owned the property for? 27 years

When was the roof last replaced? Yes 2004

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

When was the property last rewired? No

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Rear. two storey - 2004, side single storey - 2013

Reasons for sale of property? Relocate

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.



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