



WELBECK AVENUE
DAVYHULME

OFFERS OVER

£375,000

 3 BEDROOMS

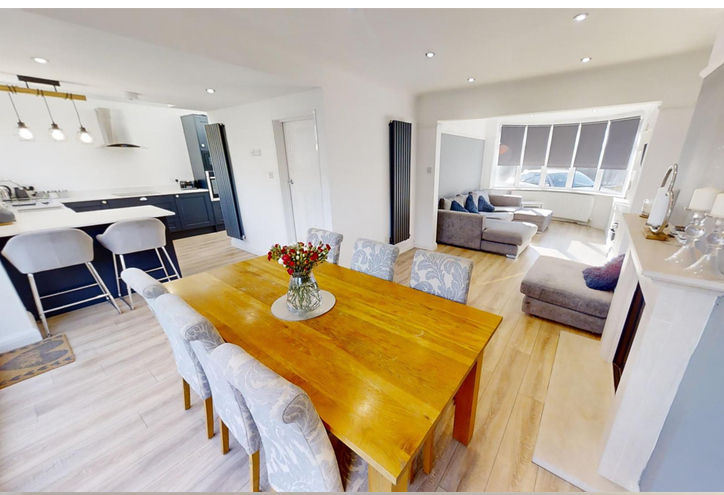
 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



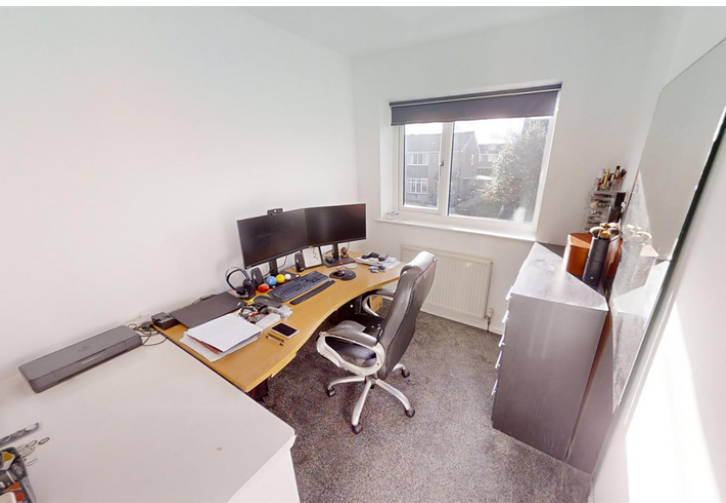
VITALSPACE
INDEPENDENT ESTATE AGENTS



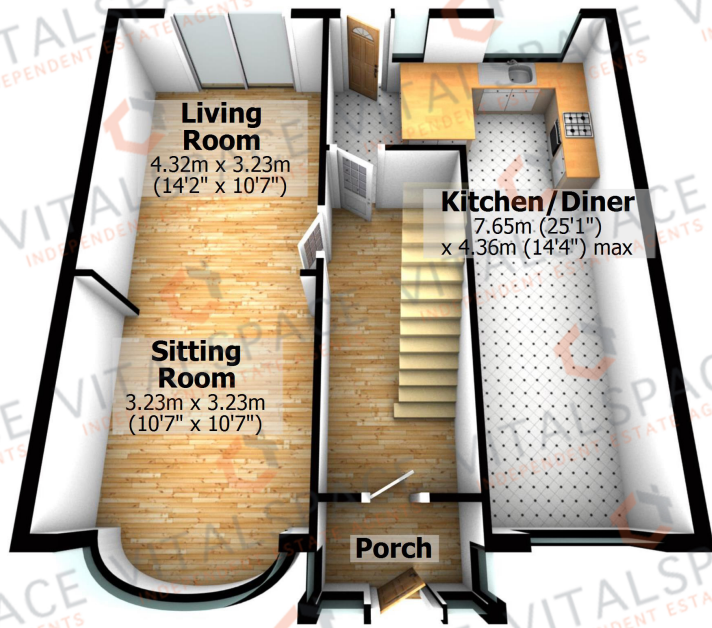
Welbeck Avenue, Davyhulme, M41 0GJ

****IMPRESSIVE SPECIFICATION**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, comprehensively refurbished THREE BEDROOM semi detached family home located on a quiet Davyhulme cul-de-sac. This desirable family residence is exceptional in every sense of the word, updated to exacting standards with accommodation arranged over two floors. Offering flexible living accommodation finished in a contemporary style, this enviable property briefly comprises; a welcoming entrance hallway, a well proportioned bay fronted sitting room which opens into a generously sized living room with double doors opening out into the rear garden. An impressive 'L' shaped kitchen opens into a converted garage space, flooded with light due to several 'Velux' skylights. The kitchen itself is fitted with a comprehensive range of 'Shaker' wall and base units with granite worksurfaces. To the first floor there are three spacious bedrooms and a recently fitted three piece bathroom. Externally, to the front of the property, an extensive block paved driveway provides excellent off road parking facilities for any growing family. To the rear, a mainly lawned garden with timber fenced boundaries can be found with a paved patio area ideal for alfresco dining during those summer months. Further benefits of this attractive property include an updated central heating system, an electrical re-wire in 2016 and a newly fitted kitchen and garage conversion in 2016. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property positioned with excellent access to the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

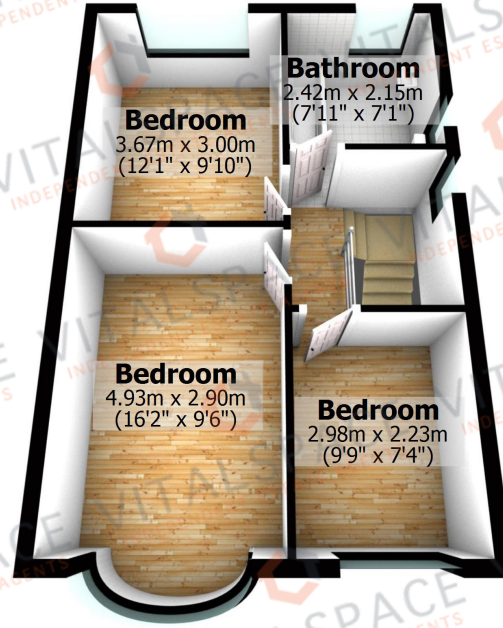




Ground Floor



First Floor



Features

- Three bedrooms
- Extended semi detached
- Quiet cul-de-sac location
- Recently updated
- 'L' shaped dining kitchen
- Driveway and garden
- Luxury three piece bathroom
- Updated electrics
- Gas central heating
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 3 years. 10 months

When was the roof last replaced? Unknown

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

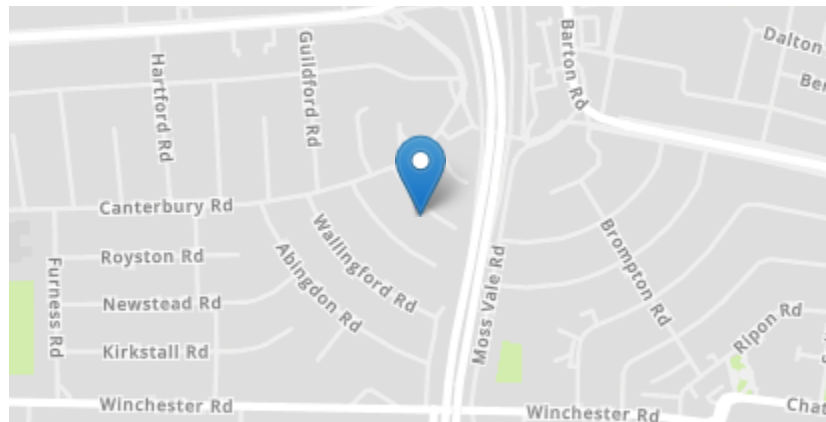
When was the property last rewired? Yes - date TBC

Which way does the garden face? North East facing rear garden

Are there any extensions and if so when were they built? Not during ownership

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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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