



ABINGDON ROAD  
DAVYHULME

£285,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Abingdon Road, Davyhulme, M41 0GW

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well cared for THREE BEDROOM semi detached family home situated within the always popular 'Canterbury Road' development in Davyhulme. This property was built by Albert Locke and has been owned by the same family for the last 68 years. Requiring internal modernisation, this bay fronted home is arranged over two floors and briefly comprises; a welcoming entrance hallway, a well proportioned bay fronted dining room alongside a good sized living room alongside a fitted kitchen. To the first floor, a shaped landing provides entry into three spacious bedrooms and a tiled two piece shower room with a separate WC. Externally, to the front of the property is a large gated and paved driveway providing off road parking for multiple vehicles and leads to the side of the property up to a detached garage to the rear. To the rear, an enclosed landscaped garden can be found laid to lawn with a paved seating area suitable for a table and chairs during those summer months. As mentioned, this family home is offered for sale with no vendor chain and boasts genuine potential for extensions subject to obtaining any required planning consent. Whilst internal modernisation is required, this property benefits from an annually serviced gas central heating system, uPVC double glazing and had a new roof in 2012. This property is conveniently situated within easy reach of Umston 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 Umston Grammar School. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.





## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- No onward chain
- Desirable location
- New roof in 2012
- Scope to extend (STPP)
- Driveway and gardens
- Modernisation required
- Gas central heating
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 68 years

When was the roof last replaced? New roof in 2012

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

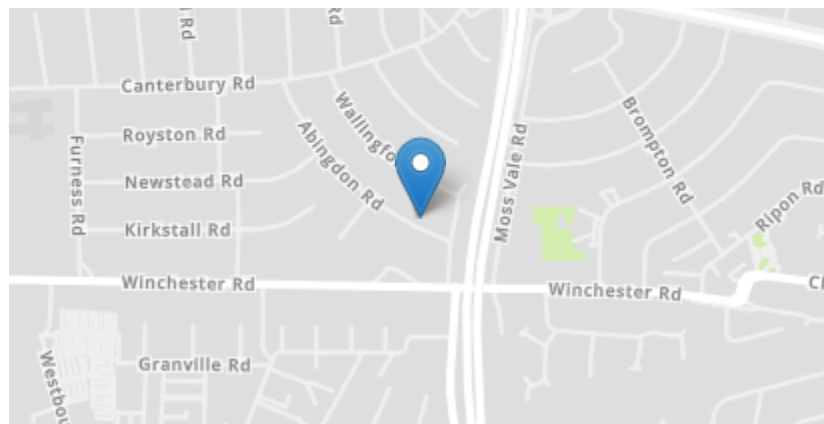
When was the property last rewired? Unknown

Which way does the garden face? North East rear garden

Are there any extensions and if so when were they built? No extensions

Reasons for sale of property? Sale of family home

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>		
(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			
		65	84
England, Scotland & Wales		EU Directive 2002/91/EC	

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