



BEST
ESTATE AGENT GUIDE
AWARDS 2023
OVERALL WINNER
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

ABINGDON ROAD
DAVYHULME

£375,000

-  4 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTIONS
-  EPC GRADE:- E



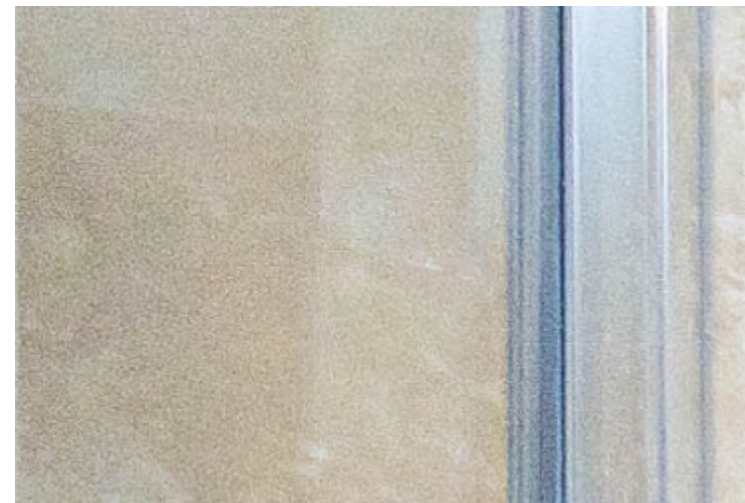
VITALSPACE
INDEPENDENT ESTATE AGENTS



Abingdon Road, Davyhulme, M41 0GN

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this beautifully extended FOUR BEDROOM semi detached property located on the ever popular Abingdon Road in Davyhulme. Internally an inspection will reveal a bright and inviting entrance hallway, a generously proportioned bay fronted sitting room, a spacious living/dining room and an extended breakfast kitchen. Access into the integral garage can also be found from the kitchen. To the first floor, a shaped landing provides entry into four well proportioned bedrooms, a shower room and a tiled four piece family bathroom with a separate bath and shower cubicle. Externally to the front of the property a pleasant garden alongside a driveway which provides ample off road parking facilities and leads up to the integral garage. To the rear, a SOUTH facing enclosed garden can be found with a patio area suitable for alfresco dining during those summer months and leads onto a lawned garden with well stocked and established borders and timber fenced boundaries. Further benefits of this extended family home include a new gas central heating boiler in 2022, a new roof in 2010 and part triple, part double glazed windows. Abingdon Road is situated within close proximity to both Davyhulme Primary School and Kingsway Primary School, the Trafford Centre and easy access to both the M60 and M62 motorways. Urmston Town Centre is also just a short walk away and boasts an array of bars, restaurants and coffee shops. Contact VitalSpace Estate Agents for more information. An internal inspection is highly recommended.





Ground Floor



First Floor



Features

- Four bedrooms
- Semi detached property
- Extended accommodation
- Popular location
- Driveway and integral garage
- Tiled four piece bathroom
- Separate shower room
- South facing garden
- New boiler in 2022
- Inspection recommended

Frequently Asked Questions

How long have you owned the property for? 48 years +

When was the roof last replaced? New roof in 2010

How old is the boiler and when was it last inspected?
Worcester Gas central heating boiler in 2022

Tenure: Leasehold - £5.00 ground rent per year

Which way does the garden face? South facing rear garden

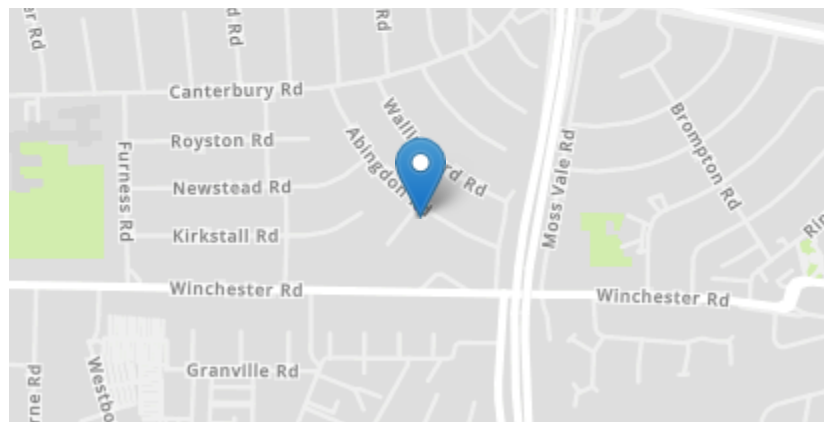
Are there any extensions and if so when were they built?
Living room, kitchen and first floor in 1981

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)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



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