



WOODHOUSE ROAD
DAVYHULME

OFFERS OVER

£400,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



Woodhouse Road, Davyhulme, M41 7NT

****VIDEO TOUR** - **IMMACULATE REFURBISHED PROPERTY** - **NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM extended semi detached property situated within a popular residential area. Located on the ever desirable Woodhouse Road in Davyhulme, this attractive family home and been comprehensively refurbished by our clients and benefits from tastefully presented accommodation which comprises; porch, a warm and welcoming entrance hallway, a generously sized living room, a superb open plan dining kitchen with double doors opening out into the rear garden. A useful utility room, office/study and downstairs WC. The kitchen itself comes complete with a comprehensive range of shaker style units with a host of integrated appliances including quartz work surfaces, an electric hob and an integrated dishwasher. To the first floor level, a split level landing provides entry into four double bedrooms, the master benefiting from an en-suite shower room alongside a four piece tiled family bathroom with a separate shower. Externally, to the front of the property, a driveway provides off road parking and leads up to a useful storage garage. To the rear of the property, a southerly facing enclosed garden can be found with a timber decked patio, a paved patio and shaped lawned gardens. A detached storage garage all offers excellent dry storage space. Offered for sale with no onward chain. Ideally located within walking distance of local amenities and only five minutes drive to the M60 Ring Road and the Trafford Centre. Contact VitalSpace Estate Agents to arrange an internal inspection.







Features

- Four double bedrooms
- Extended semi detached
- Open plan dining kitchen
- No onward chain
- Utility and downstairs WC
- Southerly facing rear garden
- Newly installed boiler
- Recently refurbished
- Driveway and storage garage
- Immaculate condition

Frequently Asked Questions

How long have you owned the property for? Since 2021

Tenure: Freehold

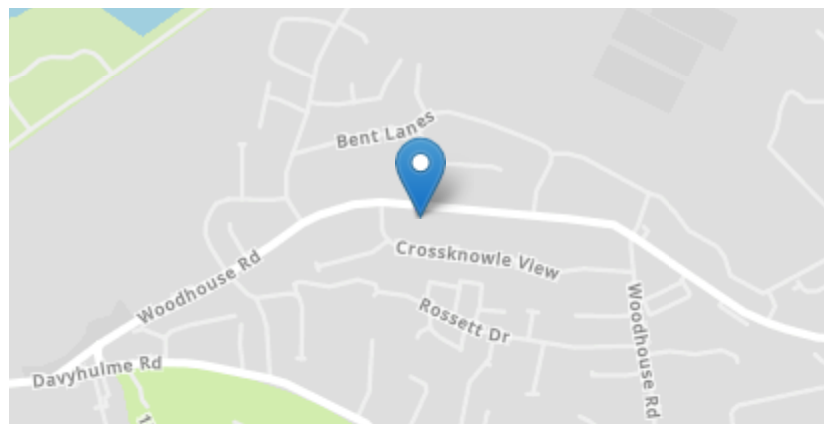
How old is the boiler and when was it last inspected?
Newly installed Glow-worm combi boiler

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built?
Side extension, Pre purchase

Reasons for sale of property? Developer sale

If you would like to submit an offer on this property, please visit our website - 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	82
England, Scotland & Wales			
EU Directive 2002/91/EC			

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