



NEWSTEAD ROAD
DAVYHULME

£485,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

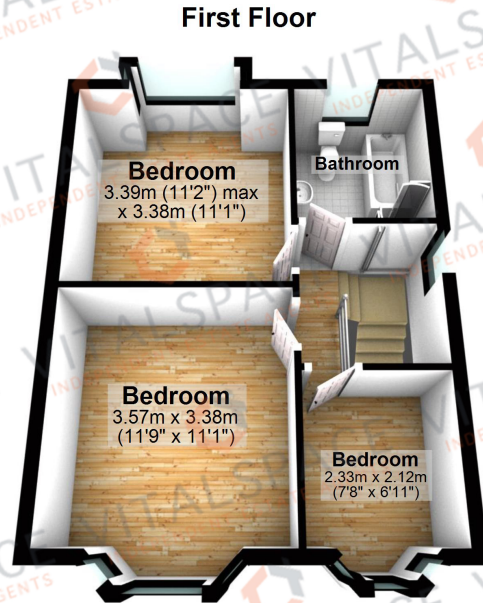
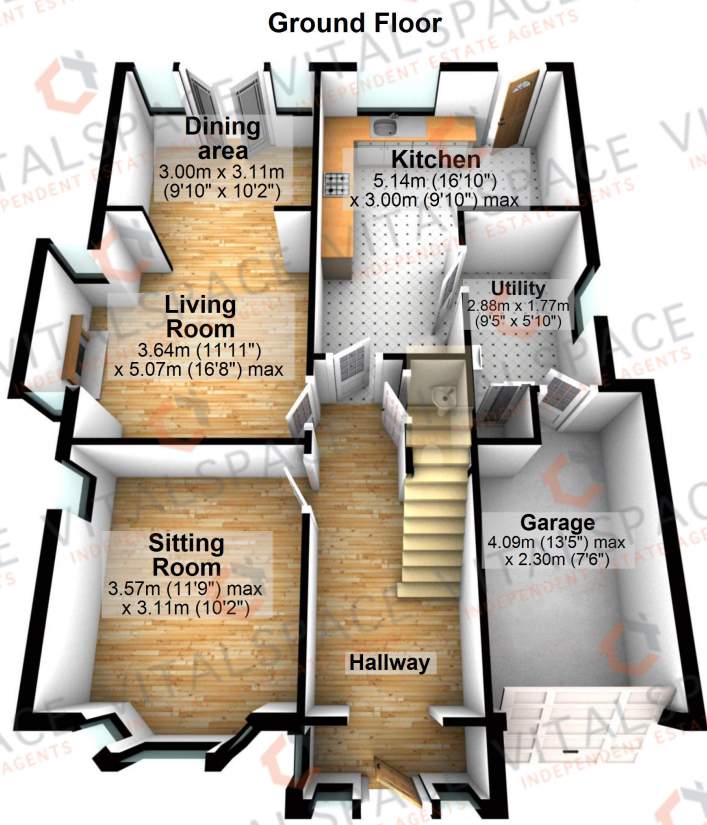


Newstead Road, Davyhulme, M41 0QQ

****HIGHLY DESIRABLE LOCATION**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well appointed, thoughtfully extended detached family residence located on a quiet Davyhulme road. In brief the property comprises welcoming hallway, downstairs WC, bay fronted sitting room, extended living room which opens into a dining area, extended kitchen and a utility room/downstairs shower room. Stairs rise to the first floor level where a shaped landing provides entry into three well proportioned bedrooms alongside a contemporary four piece bathroom with a separate shower cubicle. The property is warmed by gas central heating and is uPVC double glazed. Externally to the front of the property there is an impressive block paved driveway leading to an attached garage with an up and over garage door. To the rear there is paved patio area with lawned garden along with mature beds and a timber garden shed. 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. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.







Features

- Three Bedrooms
- Detached property
- Gas central heating
- Sought after location
- Pleasant rear gardens
- Driveway and garage
- Modern extended kitchen
- Mature rear garden
- Utility & downstairs shower room
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 14 years

When was the roof last replaced? 2014

How old is the boiler and when was it last inspected? Gas central heating - serviced October 2023

When was the property last rewired? Unknown

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Kitchen - date unknown

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Tel: 0161 747 7807
 Email: urmston@vitalspace.co.uk
 Web: www.vitalspace.co.uk
 22 Flixton Road, Urmston,
 Manchester, M41 5AA