



# HIGHFIELD DRIVE DAVYHULME

OFFERS OVER

## £445,000



3 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Highfield Drive, Davyhulme, M41 7AF

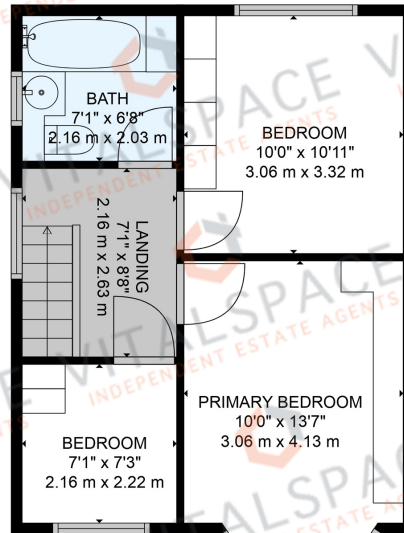
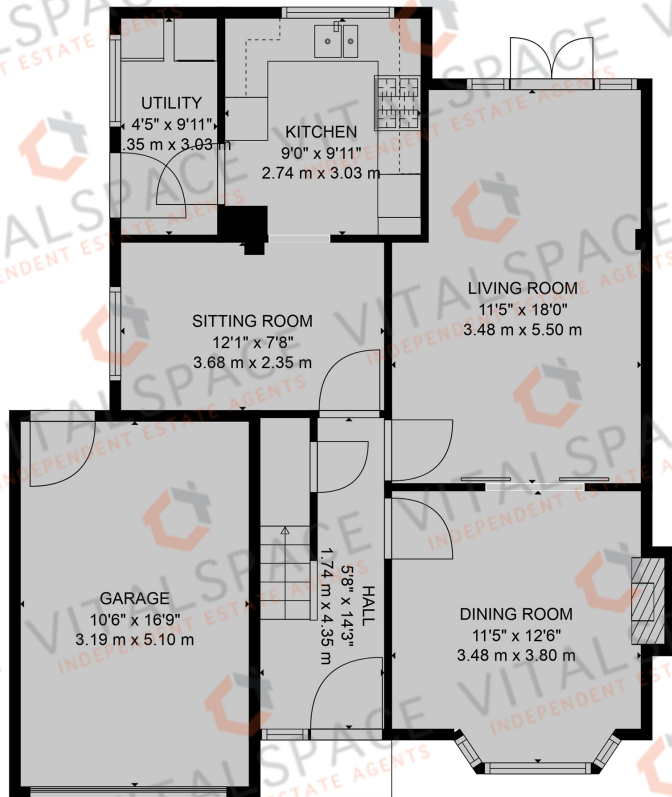
**\*\*VIDEO TOUR\*\* - \*\*NO ONWARD CHAIN\*\*** - Nestled in a sought-after location just off Hayeswater Road, this tastefully presented, extended THREE BEDROOM detached property is conveniently positioned to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station and several bus routes. The current owners have lived at the property for over 52 years and having been meticulously maintained, this detached home now offers spacious accommodation surrounded by beautifully manicured gardens. The property itself offers excellent flexibility, having been significantly extended with accommodation thoughtfully arranged over two floors. This charming home briefly comprises; a welcoming entrance hallway, a bright, extended living room with access out into the rear garden via uPVC double doors alongside a well proportioned bay fronted dining room. The kitchen features light wooden cabinetry with contrasting worksurfaces and tiled backsplash, providing a functional and bright cooking space. The ground floor also includes a utility room and a third reception room, currently used as a sitting room by our clients. To the first floor level, a shaped landing leading into three generously sized bedrooms, with the primary bedroom positioned at the front, boasting built in wardrobes. A tiled three piece family bathroom can also be found on the first floor level with a shower over bath combination. Externally, this property is positioned on a large corner plot, surrounded by mature, well maintained gardens approached via a paved driveway leading up to an garage with an up and over garage door. The rear SOUTH WEST facing garden offers a serene escape from the hustle and bustle of every-day life with a shaped lawned garden, a selection of plants and bushes and timber fenced boundaries. A large paved patio extends to the side of the property, ideal for external dining during those summer months. Further benefits of this enviable property include a new gas combination boiler installed in December 2024, a replaced roof in 2008 and uPVC double glazing throughout. Rarely do properties of this size and location come available for sale and thus, we anticipate strong interest. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.











## Features

- Three bedrooms
- Detached family home
- Extended accommodation
- Large corner plot
- South West facing garden
- Driveway and garage
- uPVC double glazing
- New central heating boiler
- Conveniently located
- No onward chain

## Frequently Asked Questions

How long have you owned the property for? 52 years

When was the roof last replaced? Yes, new roof in 2008

How old is the boiler and when was it last inspected? Gas central heating - new boiler 13th December 2024

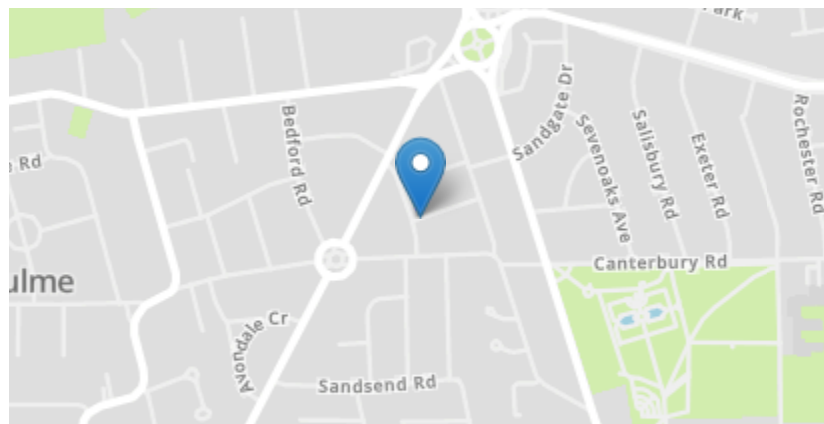
When was the property last rewired? No

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? Kitchen - 1983 / Garage - 1995 / Dining Room - 2010

Reasons for sale of property? Relocate

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.



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