



LONSDALE AVENUE
DAVYHULME

£475,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

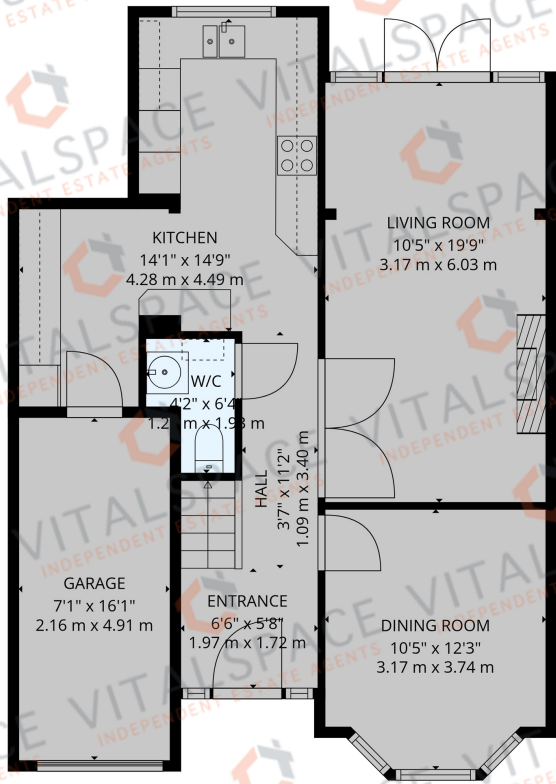


Lonsdale Avenue, Davyhulme, M41 7DG

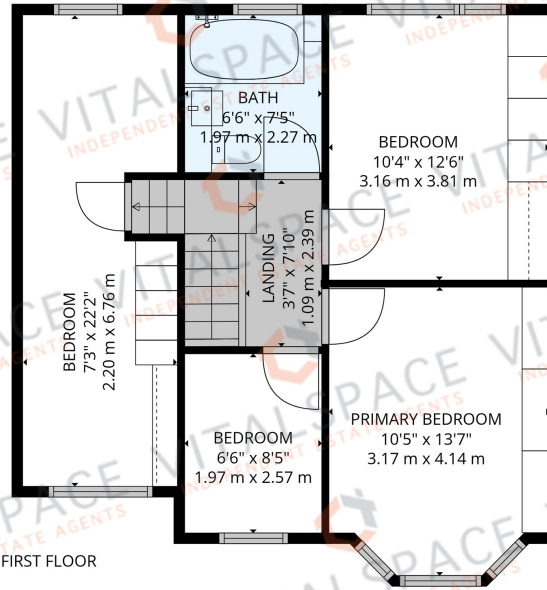
****VIDEO TOUR**** - Tucked away on a peaceful, highly sought-after cul-de-sac just off Davyhulme Road, this beautifully extended four bedroom semi-detached home offers the perfect blend of space, style, and everyday comfort, ideal for modern family living. Thoughtfully enhanced by the current owners, the property has been designed with lifestyle in mind, featuring generous living areas, a flowing layout, and practical upgrades including an updated Worcester boiler, uPVC double glazing, and a brand new roof installed in 2025. Step inside and you are welcomed by a bright and inviting hallway, setting the tone for the rest of the home. To the front, a charming bay fronted dining room provides a cosy yet elegant setting for entertaining, while to the rear, a superb 19ft extended living room creates a relaxed hub for family life, with double doors opening seamlessly onto the garden, perfect for indoor-outdoor living. At the heart of the home lies an impressive L-shaped breakfast kitchen, designed for both functionality and socialising. With an array of modern units, contrasting worksurfaces and a breakfast bar for casual dining, it's a space where cooking and connection come together effortlessly. The kitchen flows into a practical utility area, with access to the integral garage beyond, while a convenient downstairs WC completes the ground floor. Stairs rise up to the first floor level where a split level landing leads to four well-proportioned bedrooms, offering flexibility for growing families, home working, or guest space. A contemporary, fully tiled bathroom with a shower over the bath provides a sleek and relaxing retreat. Externally, the appeal of this family home continues. To the front, a patterned concrete driveway offers ample off road parking, while the east-facing rear garden is perfect for enjoying morning sunshine. Mainly laid to lawn, it extends to a paved patio area, ideal for alfresco dining, summer gatherings, or simply unwinding in a private, enclosed setting. The location truly completes the picture, within easy reach of local amenities, excellent transport links, and well-regarded schools, making it a superb choice for those seeking a long-term family home in a thriving community. Homes of this calibre and setting are rarely available, early viewing is strongly recommended to fully appreciate all that's on offer.







GROUND FLOOR



FIRST FLOOR

Features

- Four bedrooms
- Semi detached property
- Extended accommodation
- 115 Sqm / 1235 Sqft
- L shaped breakfast kitchen
- Downstairs WC
- 16f integral garage
- Quiet cul de sac
- Perfect family home
- New roof in 2025

Frequently Asked Questions

How long have you owned the property for? 40 years

When was the roof last replaced? New roof in 2025

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

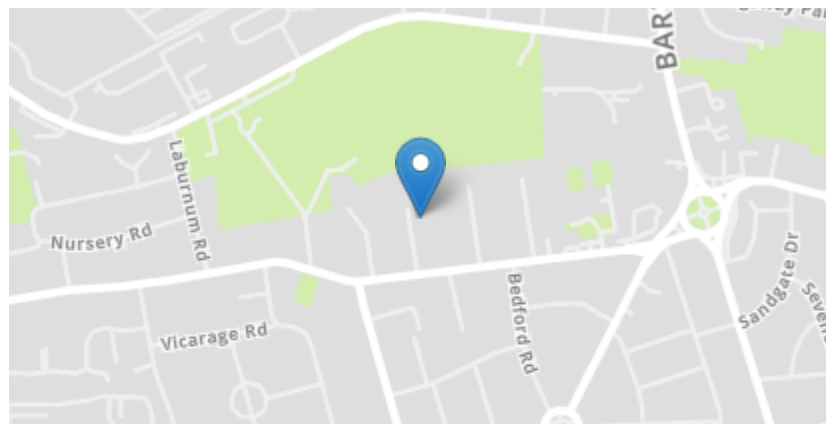
When was the property last rewired? No

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes - 1995

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.