



LINGMELL CLOSE  
DAVYHULME

£285,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Lingmell Close, Davyhulme, M41 8DW

**\*\*VIDEO TOUR\*\* - \*\*IMMACULATE CONDITION\*\* - \*\*BESPOKE GARDEN ROOM\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer to the market this well presented TWO DOUBLE BEDROOM semi detached property located in a quiet Davyhulme cul-de-sac. This updated property would be ideal for any first time buyer with well proportioned accommodation which briefly comprises, a welcoming entrance porch, a generously sized living room and a contemporary fitted open plan dining kitchen. To the first floor there are two double bedrooms alongside a luxury tiled three piece shower room. To the front of the property there is a shaped lawned garden and a larger than average gravel driveway which provides off road parking for multiple vehicles. To the rear, a landscaped, WEST FACING enclosed garden benefits from artificial grass and a large paved patio area ideal for a table and chairs during those summer months. To the side of the property, a further gravel area can be found providing true potential for extending subject to obtaining any necessary planning consent. A bespoke garden room can be found within the rear garden, ideal for those working from home, benefiting from power, lighting and uPVC double glazing. Positioned just off Rossett Drive, this attractive home is conveniently situated for several popular schools, amenities and transport links with Urmston Retail Park just around the corner along with access to the M60 & M62. An internal inspection comes highly recommended.











## Features

- Two double bedrooms
- Semi detached house
- Immaculate condition
- Large Corner plot
- Modern dining kitchen
- Open plan dining kitchen
- Scope to extend (STPP)
- Bespoke garden room
- 56 Sqm / 603 Sqft
- Quiet Cul de sac

## Frequently Asked Questions

How long have you owned the property for? Since 2019

When was the roof last replaced? Unknown

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

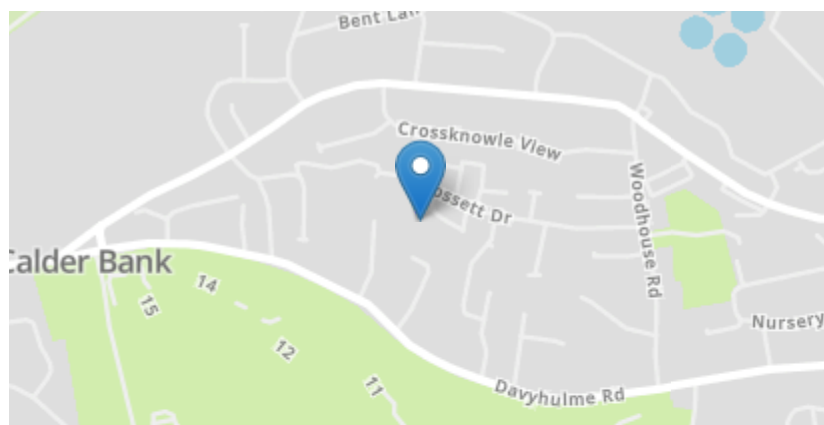
When was the property last rewired? Re-wired in 2019

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? No - scope to extend to the side

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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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