



CROFTS BANK ROAD  
DAVYHULME

OFFERS OVER

**£350,000**



3 BEDROOMS



2 BATHROOMS



4 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

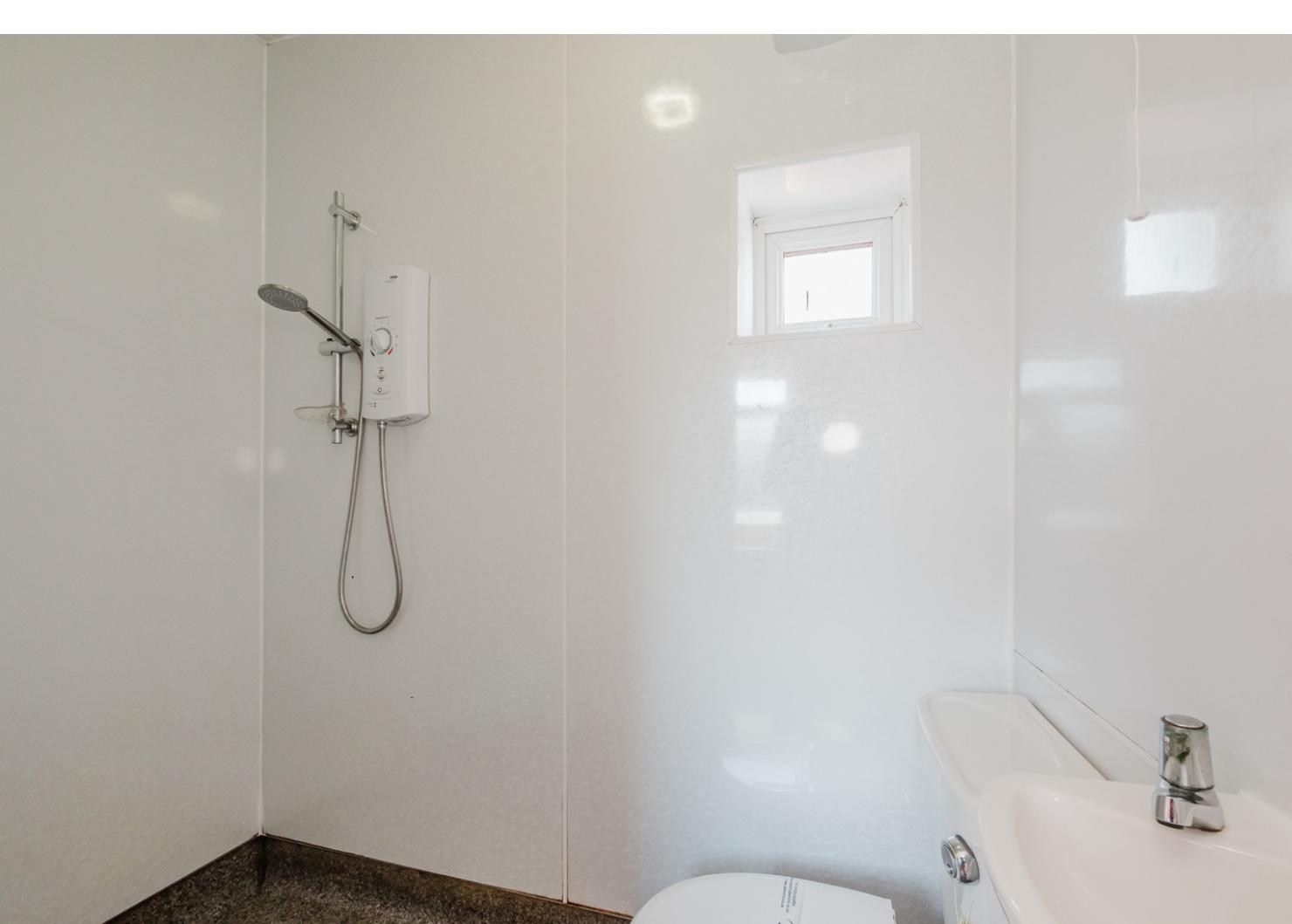


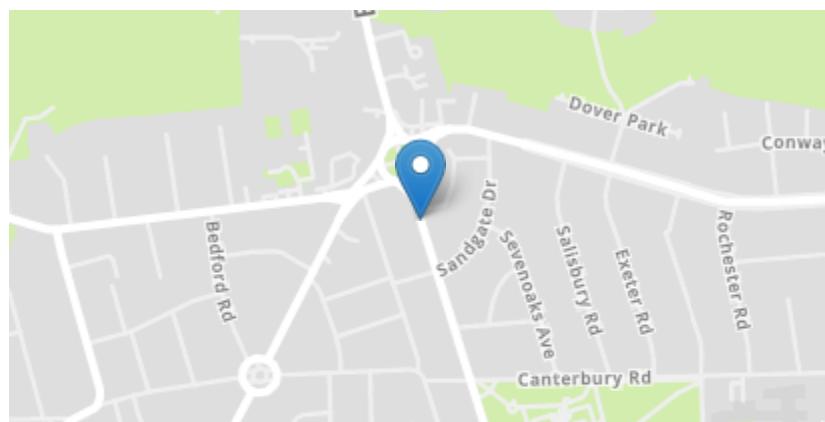
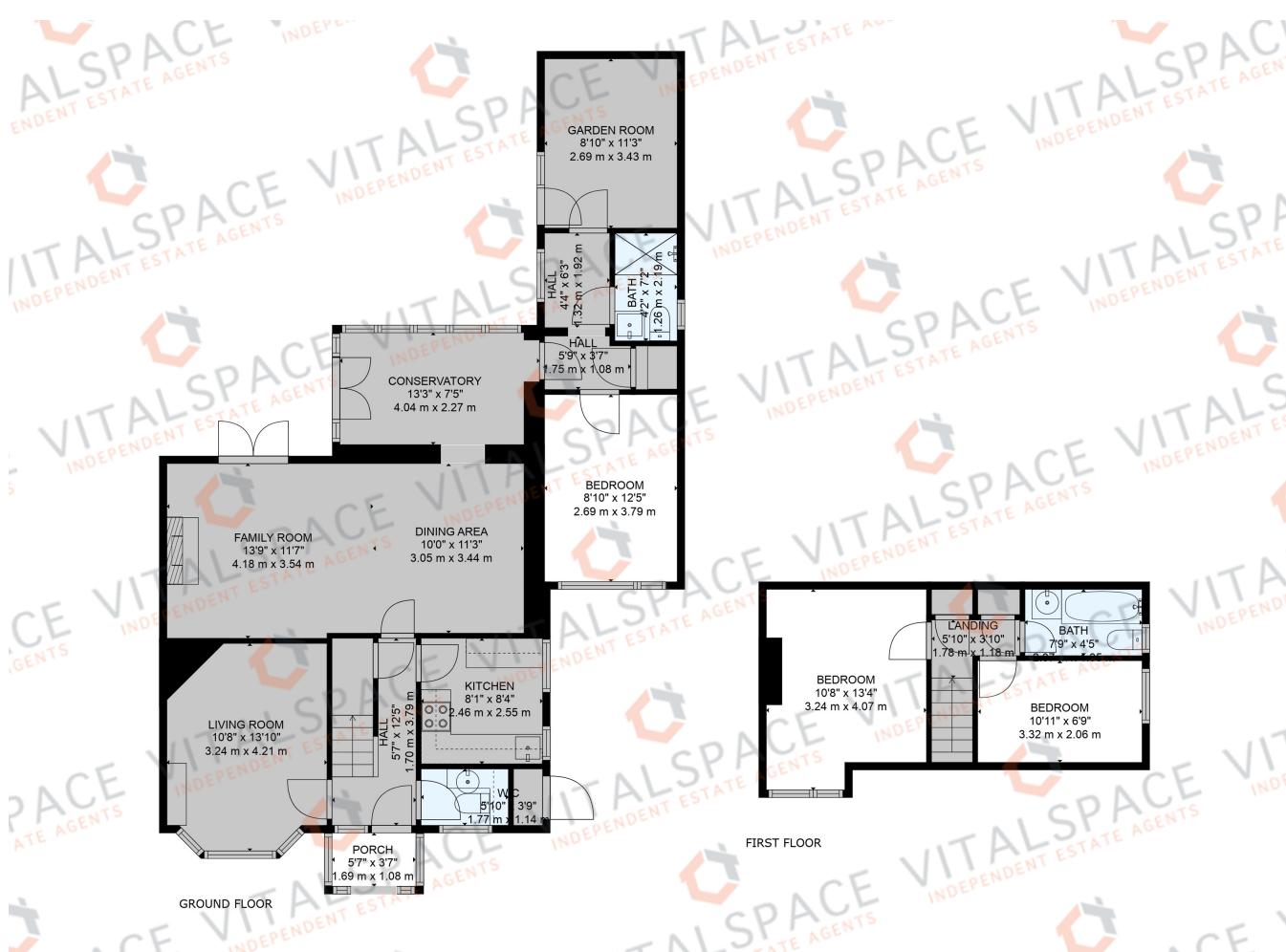
# Crofts Bank Road, Davyhulme, M41 0UU

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious, significantly extended THREE / FOUR BEDROOM semi detached Dorma bungalow positioned on a generously sized plot within easy reach of a host of amenities. Arranged over two floors, in brief, the accommodation comprises; a warm and welcoming entrance hallway, a bay fronted living room, a modern fitted kitchen and an impressive family room / dining room with double doors leading out into the rear garden. A uPVC conservatory can be found to the rear of the property overlooking a secluded rear garden. To the side of the property, an extension provides extremely versatile accommodation comprising of two further rooms serviced by a three piece shower room. A downstairs WC can be found off the entrance hallway and completes the ground floor accommodation. To the first floor, two well proportioned double bedrooms can be found alongside a three piece bathroom with a shower over bath combination. Externally, to the front of the property, a blocked paved driveway provides ample off road parking facilities. To the rear, the secluded WEST facing rear garden and raised decked patio area provide a perfect oasis for



internal inspection.





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.

## Features

- Three / Four bedrooms
- Semi detached property
- No onward chain
- Versatile accommodation
- Significantly extended
- Downstairs shower room
- Driveway and garden
- Gas central heating
- uPVC double glazing
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2007

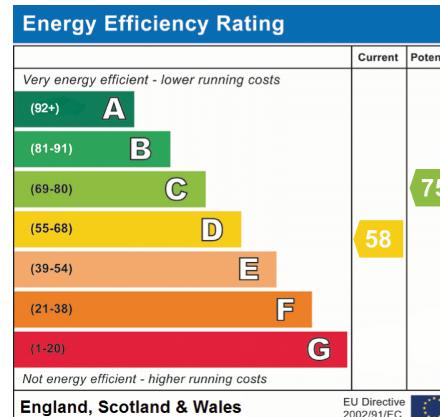
Tenure: Freehold

How old is the boiler and when was it last inspected? Gas central heating - last serviced 17-12-24

Which way does the garden face? West facing rear garden

Reasons for sale of property? No longer required

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.



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

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