



ROMLEY ROAD  
DAVYHULME

£425,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



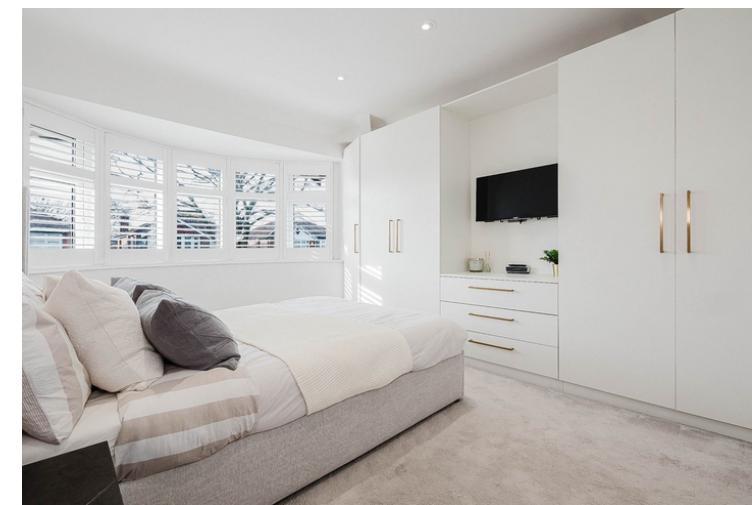
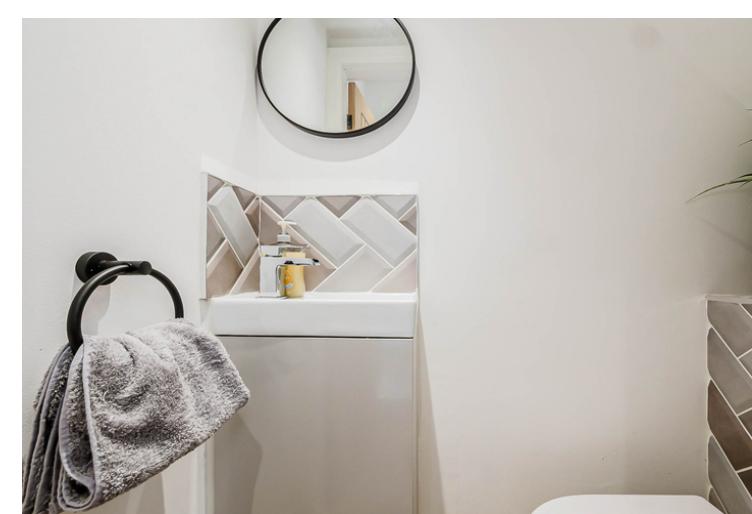
# Romley Road, Davyhulme, M41 0TJ

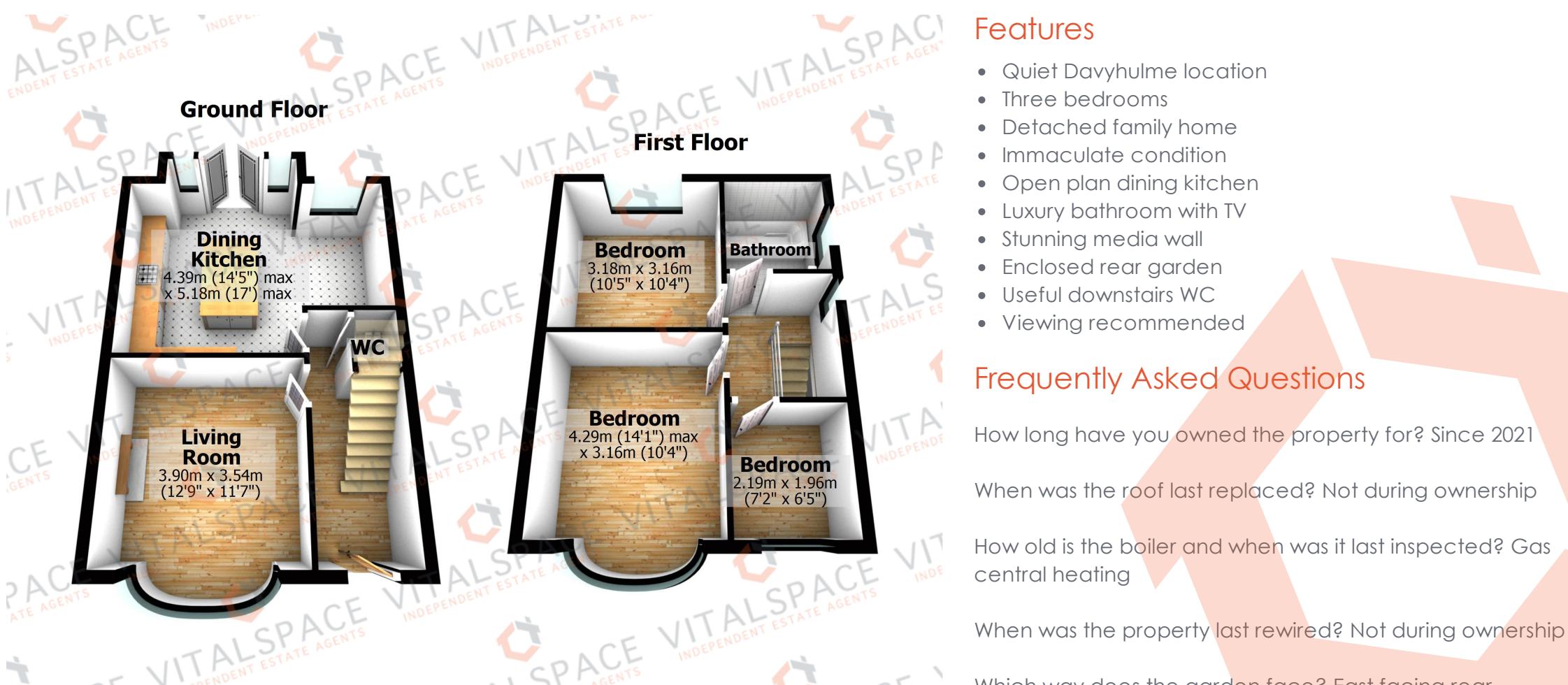
\*\*VIDEO TOUR\*\* - \*\*EXCELLENT CONDITION\*\* -

VITALSPACE ESTATE AGENTS are delighted to offer for sale this beautifully appointed immaculately presented THREE BEDROOM detached family home situated on a highly desirable Davyhulme cul-de-sac. The property is uPVC double glazed and warmed by gas central heating. This superb property offers spacious living accommodation enhanced in recent years by our clients and briefly comprises; a warm and welcoming entrance hallway, a bay fronted living room with a bespoke media wall with an feature fire below. An impressive open plan dining kitchen forms the hub of this home complete with a range of wall and base units with granite worksurfaces incorporating a range of integrated appliances including a dishwasher, microwave and fridge/freezer. A central breakfast island and inset Belfast sink partitions the room and opens into a dining area providing ample space for a table and chairs if required. A downstairs WC can be found beneath the staircase and completes the ground floor accommodation. Stairs rise up to a shaped first floor landing where three generously sized bedrooms can be found alongside a fully tiled three piece contemporary bathroom furnished



regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property offers excellent access to the motorway network. Contact VitalSpace Estate Agents to reserve your viewing appointment.





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

- Quiet Davyhulme location
- Three bedrooms
- Detached family home
- Immaculate condition
- Open plan dining kitchen
- Luxury bathroom with TV
- Stunning media wall
- Enclosed rear garden
- Useful downstairs WC
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2021

When was the roof last replaced? Not during ownership

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

When was the property last rewired? Not during ownership

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and

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**Web:** [www.vitalspace.co.uk](http://www.vitalspace.co.uk)

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