



KIRKSTALL ROAD
DAVYHULME

OFFERS OVER
£315,000

-  3 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  VIDEO TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS



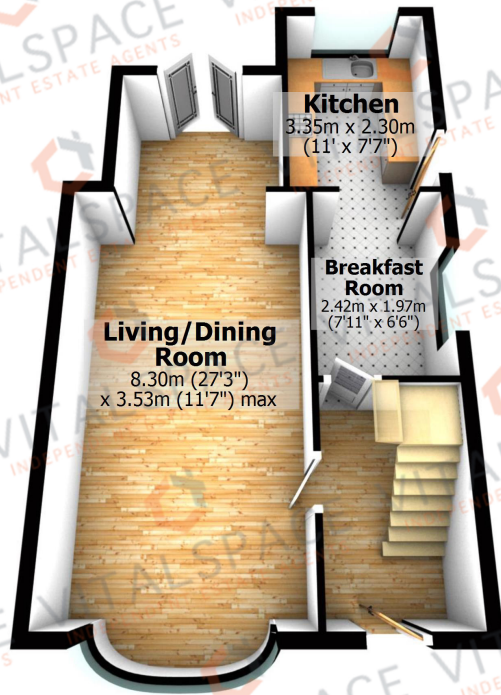
Kirkstall Road, Davyhulme, M41 0QP

** HEAD OF CUL-DE-SAC LOCATION, FULL WIDTH REAR EXTENSION, GORGEOUS GLOSS KITCHEN & SOUTH FACING REAR GARDEN ** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this significantly extended 1930's bay fronted semi detached property located on a quiet cul-de-sac just off Canterbury Road. This attractive property benefits from a large full width rear extension and in brief, the tastefully presented accommodation comprises; a welcoming entrance hallway, a bay fronted 27ft extended living/dining room and a fantastic upgraded kitchen with a host of appliances which opens into a morning room / utility area. To the first floor, a shaped landing provides entry into three generously sized bedrooms alongside a beautifully appointed three piece bathroom. Externally, off road parking facilities can be found to the front of the property whilst, to the rear, a detached garage provides excellent dry storage. The rear garden itself is split level and includes a fully enclosed lawned garden and a raised decked patio area can be found. Situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network. Contact VitalSpace Estate Agents to reserve your viewing appointment.





Ground Floor



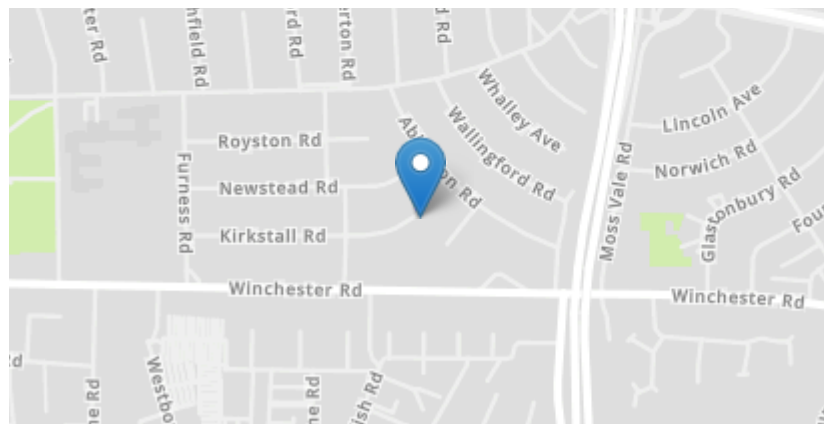
First Floor



Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Driveway and garage
- Quiet Cul-de-sac Location
- Southerly facing rear garden
- 27ft extended living/dining room
- uPVC double glazing
- Serviced central heating system
- Viewing recommended

Frequently Asked Questions



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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