



BARTON ROAD  
DAVYHULME

£335,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

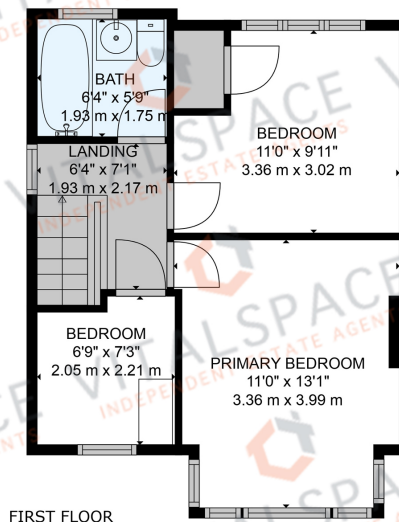
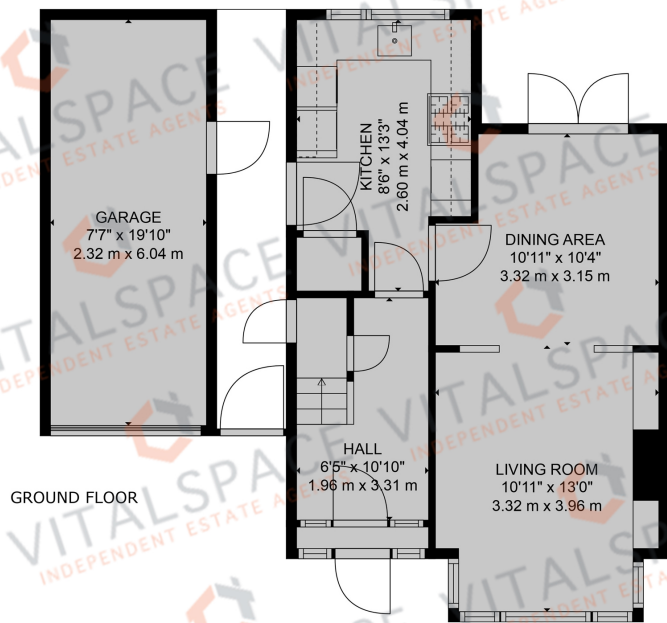


# Barton Road, Davyhulme, M41 7WA

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this fantastic THREE BEDROOM semi detached property, ideally positioned on the ever popular Barton Road in Davyhulme. Boasting an excellent location, the home is just a short stroll from the Retail Park, offering an array of restaurants, supermarkets, and everyday conveniences. With superb transport links including the M60 motorway network and easy access to Urmston Town Centre and The Trafford Centre, this home is perfectly placed for both commuters and families alike. Upon entering the property, you are welcomed by a bright and airy entrance hallway that immediately sets a warm and inviting tone. The spacious bay fronted living room is well presented and flows seamlessly into the dining room which benefits from uPVC double doors provide direct access out into the rear garden, ideal for indoor, outdoor living and entertaining. The kitchen is thoughtfully designed with a range of wall and base units, complementary work surfaces, and tiled splashback, offering both style and practicality. To the first floor, there are three generously sized bedrooms and a contemporary three piece family bathroom complete with a shower over the bath combination. Externally, this property continues to impress. The front offers a low maintenance paved driveway providing off road parking for multiple vehicles, which leads to a detached garage. Positioned on a generous plot, this home also benefits from a charming side garden with a well maintained lawn and mature trees offering excellent privacy. To the rear, a paved low maintenance garden with a raised patio area provides the perfect setting for al fresco dining during the warmer months. This property represents a wonderful opportunity for families, first time buyers, or investors seeking a well proportioned home in a highly convenient location. It is also worth noting that due to the size of the plot there is genuine potential to extended, subject to obtaining any required planning consent. Contact VitalSpace Estate Agents for further information or to arrange an internal viewing.







## Features

- Three bedrooms
- Impressive Plot
- Large Driveway
- Convenient Location
- Detached Garage
- uPVC Double Glazing
- Semi detached property
- Convenient for amenities
- Scope to extend (STPP)
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 4 and a half years

When was the roof last replaced? Not during ownership

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

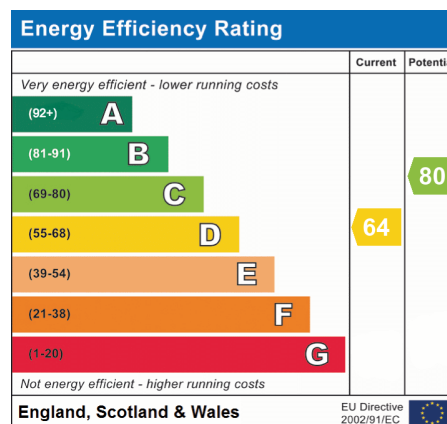
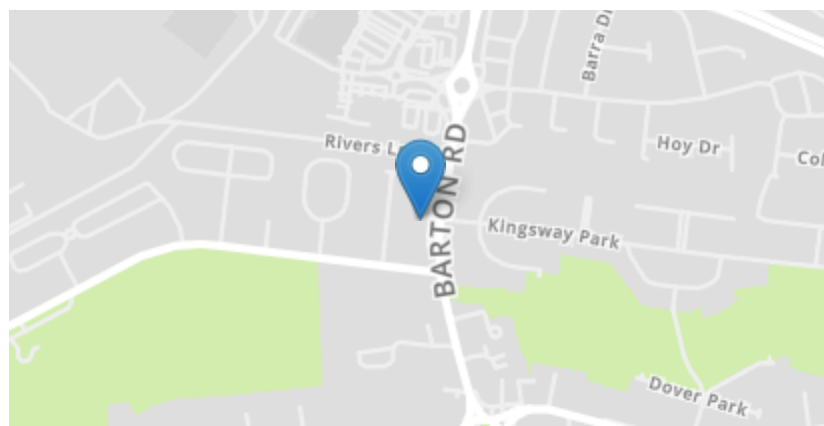
When was the property last rewired? Jan 2021

Which way does the garden face? South and West facing garden

Are there any extensions and if so when were they built? N/A

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 complete our online offer form.



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