



BOOTH DRIVE
DAVYHULME

£400,000



3 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- D



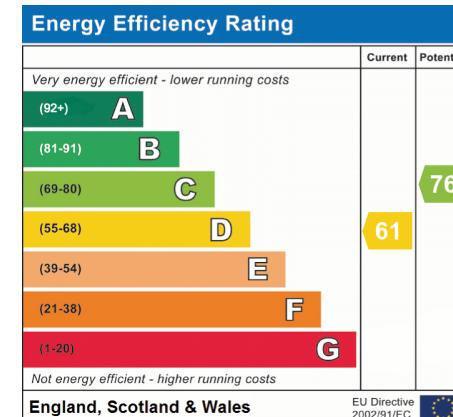
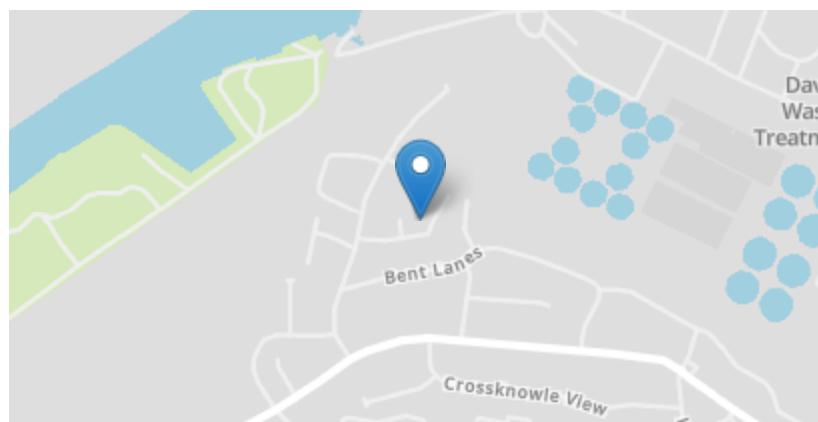
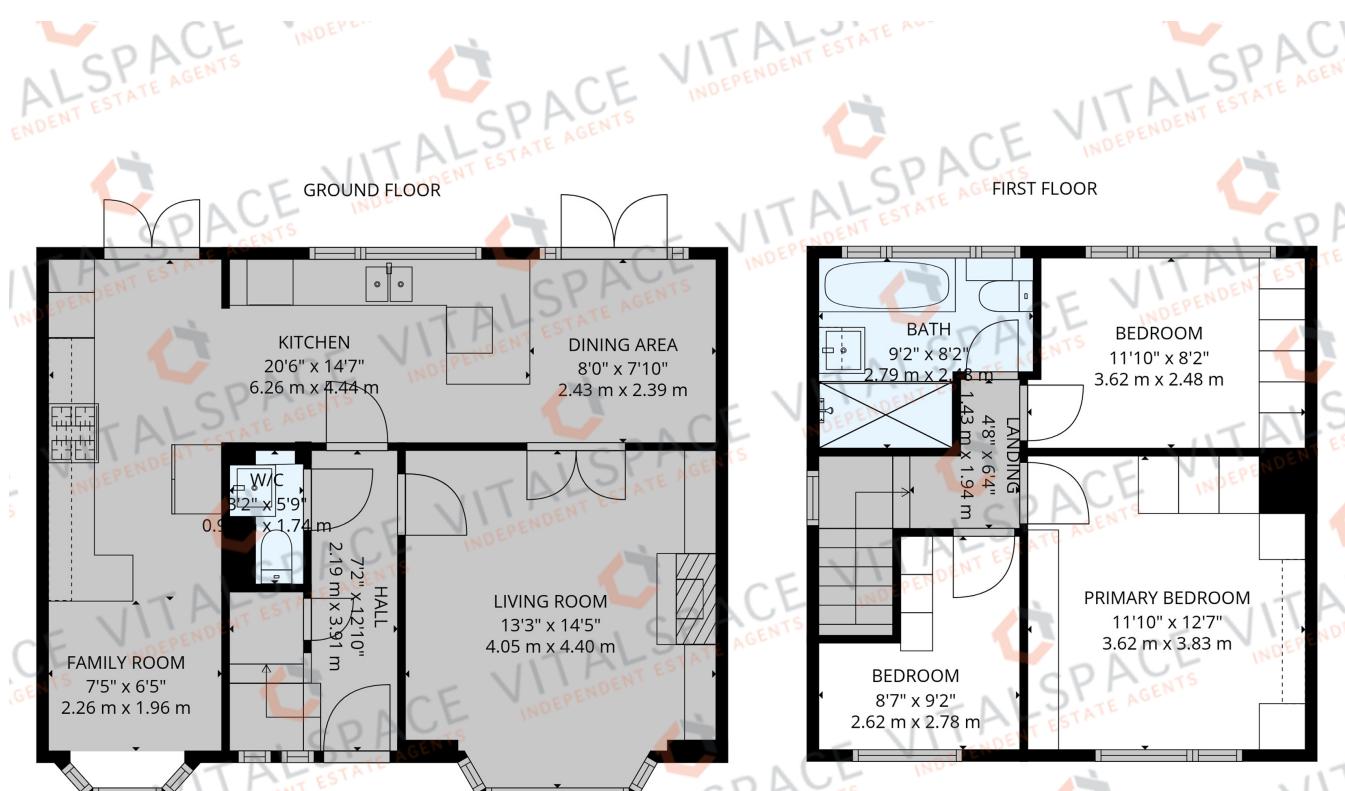
VITALSPACE
INDEPENDENT ESTATE AGENTS

Booth Drive, Davyhulme, M41 8PF

VIDEO TOUR - **IMMACULATELY EXTENDED FAMILY HOME** - VitalSpace Estate Agents are delighted to offer for sale this beautifully presented three-bedroom extended semi-detached property, ideally positioned within a popular and highly sought-after cul-de-sac on the ever-desirable Booth Drive, Davyhulme. This attractive family home has been comprehensively updated and extended by the current owners, resulting in thoughtfully designed and tastefully presented accommodation throughout. The ground floor begins with a warm and welcoming entrance hallway, leading into a spacious bay-fronted living room, creating an inviting retreat for relaxing evenings. Sliding wooden doors open into a stunning open-plan kitchen and dining area, forming the true heart of the home. The contemporary kitchen is fitted with sleek grey cabinetry, integrated appliances, a breakfast bar complete with a built-in wine rack, and large double doors that flood the space with natural light while providing seamless access to the rear garden. The adjoining dining area enhances the sense of space and openness, making it ideal for both everyday family living and entertaining. A separate family room offers excellent versatility, suitable for use as a playroom, home office, or snug. Completing the ground floor is a conveniently located WC beneath the stairs. To the first floor, a shaped landing provides access to three well proportioned bedrooms and a stylish family bathroom finished to a high standard. The bathroom features a walk in shower with mosaic tile accent wall, a modern vanity unit, a large bath and a WC. Externally, the property is set back from the road and approached via a regular block paved driveway, providing off-road parking for multiple







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

- Semi detached property
- Three bedrooms
- Extended accommodation
- Quiet Davyhulme cul-de-sac
- uPVC double glazing
- Open plan dining kitchen
- South facing rear garden
- Immaculate condition
- Ideal family home
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? Yes, replaced in 2023

How old is the boiler and when was it last inspected? Gas central heating - serviced 2023

When was the property last rewired? Re-wired in 2018

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? 2018 - garage - wrap around extension

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

Tel: 0161 747 7807

Email: sales@vitalspace.co.uk

Web: www.vitalspace.co.uk

22 Flixton Road, Urmston,
Manchester, M41 5AA