



VICARAGE ROAD
DAVYHULME

OFFERS OVER

£600,000



3 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- E



VITALSPACE
INDEPENDENT ESTATE AGENTS



Vicarage Road, Davyhulme, M41 5TP

****VIDEO TOUR** - **PRESTIGIOUS URMSTON LOCATION**** - VITALSPACE ESTATE AGENTS are pleased to offer to the sales market this rare opportunity to purchase this unique, **THREE DOUBLE BEDROOM** detached family home of nearly 1750 sqft, located within arguably on one of the most desirable roads in Urmston. This delightful property would be ideal for any growing family providing bespoke accommodation arranged over two extensive floors. Offering flexible living accommodation finished in a contemporary style, this property is approached via a dual access, treglar paved driveway with gates for added security. The ground floor accommodation itself provides versatile accommodation with four good sized reception rooms and an impressive 16ft breakfast kitchen. The reception rooms themselves comprise of two large rooms currently used as a living room and a sitting room alongside the enviable open plan dining kitchen which leads into a well proportioned uPVC conservatory with double doors opening out into the landscaped **SOUTH FACING** rear garden. The dining kitchen itself is generous in size fitted with a host of traditional wall and base units which incorporating a range of integrated appliances complimented by a central island with a granite work surface. As mentioned, the kitchen itself opens into a good sized versatile conservatory making this property perfect for adult entertaining. A contemporary downstairs WC and utility room completes the ground floor accommodation. Stairs lead down from the hallway into a useful dry storage cellar. Stairs rise to the first floor landing which provides entry into a **THREE** well proportioned double bedrooms serviced by a luxury four piece tiled family bathroom. Externally, this property is set back from Vicarage Road, approached by a gated dual access driveway creating excellent off road parking facilities suitable for multiple vehicles and leads up to an attached garage with an up and over garage door. To the rear, there is a beautifully landscaped garden with a large tiled paved patio area leading onto a covered timber pergola, a perfect place for alfresco dining during those summer months. A shaped artificial lawned garden with timber fenced boundaries completes this perfect South facing garden. Additional benefits of this tastefully presented home include uPVC double glazing throughout, gas central heating and approved planning permission for the erection of single storey rear extension with alterations to eaves height to create a loft room (Planning application number - 110926/HHA/23). Conveniently 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 Urmston Grammar School. For commuters, this property is positioned with minutes drive the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three spacious bedrooms
- Unique family home
- Highly regarded location
- Southerly facing garden
- Fabulous open plan kitchen
- Four reception rooms
- Dual access driveway
- Utility and downstairs WC
- Convenient for amenities
- Viewing highly recommended

Frequently Asked Questions

How long have you owned the property for? 6.5 years

When was the roof last replaced? Not during ownership

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

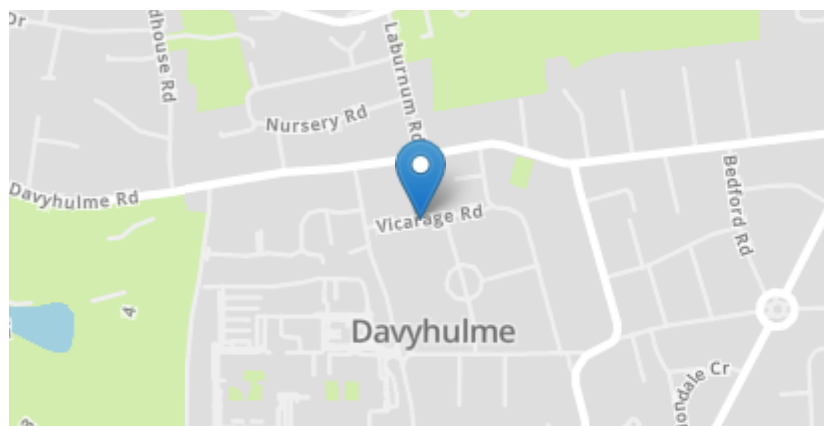
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Pre purchase

Reasons for sale of property? Upszie

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
	39	
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.