



ABINGDON ROAD  
DAVYHULME

OFFERS OVER

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

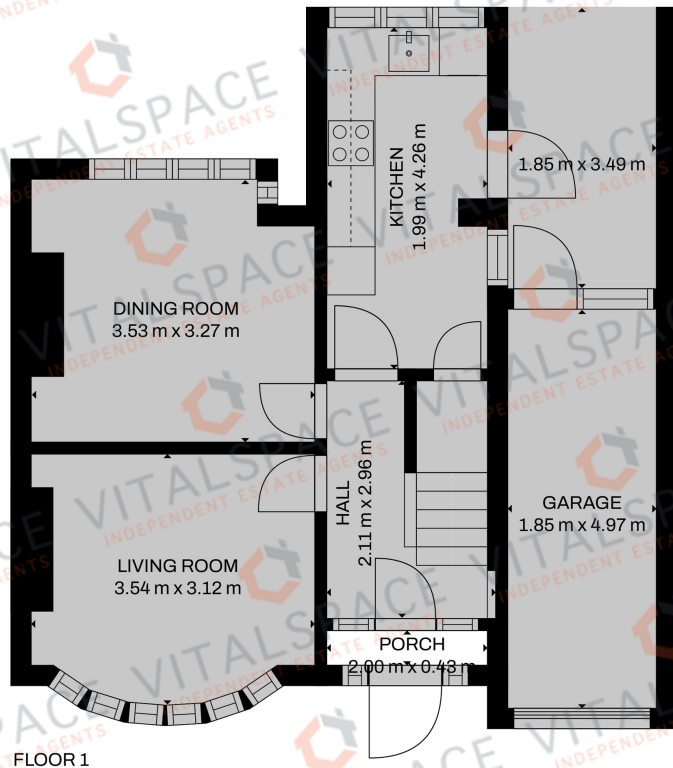


## Abingdon Road, Davyhulme, M41 0GW

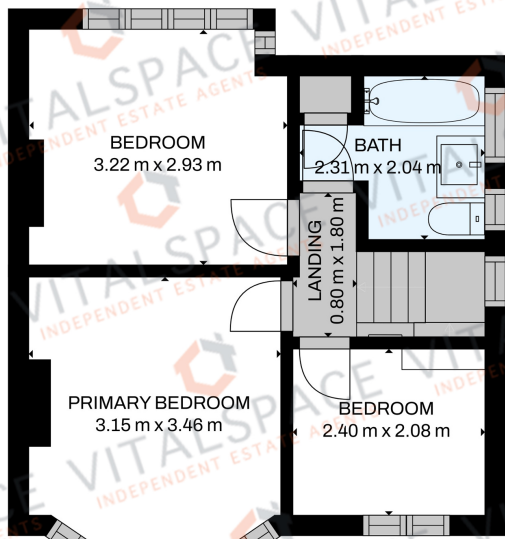
**\*\*VIDEO TOUR\*\* - \*\*IMPRESSIVE SPECIFICATION\*\* - VITALSPACE**  
ESTATE AGENTS are pleased to offer for rental this well presented, enhanced THREE BEDROOM semi detached family home situated within the always popular 'Canterbury Road' development in Davyhulme. This highly desirable property is exceptional in every sense of the word with extended accommodation arranged over two floors. Offering spacious living accommodation refurbished in a contemporary style, this enviable property briefly comprises; welcoming entrance hallway a well proportioned bay fronted living room, a generously sized dining room and a stunning luxury breakfast kitchen with a breakfast bar. The kitchen itself is fitted with a comprehensive range of 'Shaker' style wall and base units complimented by quartz worksurfaces. To the first floor, a shaped landing provides entry into three spacious bedrooms and a luxury three piece bathroom with a shower over bath combination. Externally, to the front of the property is a large paved driveway providing off road parking leading up to the attached garage. To the rear, an enclosed landscaped garden can be found laid to lawn with a paved seating area suitable for a table and chairs during those summer months. This property is conveniently situated within easy reach of Umston 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 Umston Grammar School. Available now on an unfurnished basis. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.







FLOOR 1



FLOOR 2

## Features

- Three bedrooms
- Semi detached property
- Recently refurbished
- Popular location
- Extended luxury kitchen
- Attached garage
- Gated driveway and gardens
- uPVC double glazed
- No onward chain
- Viewing advised

## Frequently Asked Questions

Tenure: Leasehold

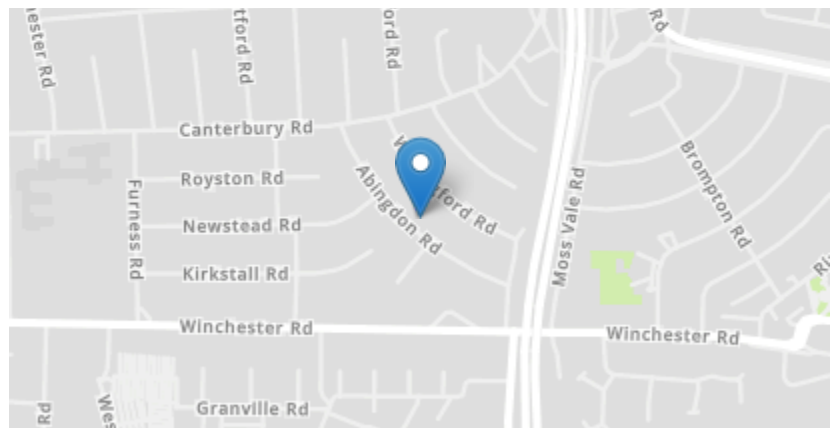
How old is the boiler and when was it last inspected?  
Recently installed Worcester combi -

Which way does the garden face? North East rear garden

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

Reasons for sale of property? Sale of buy to let

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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		78
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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