



BOOTH DRIVE  
DAVYHULME

£400,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Booth Drive, Davyhulme, M41 8PF

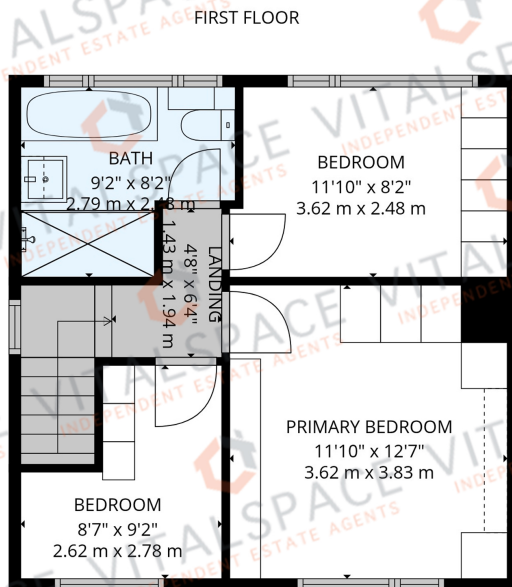
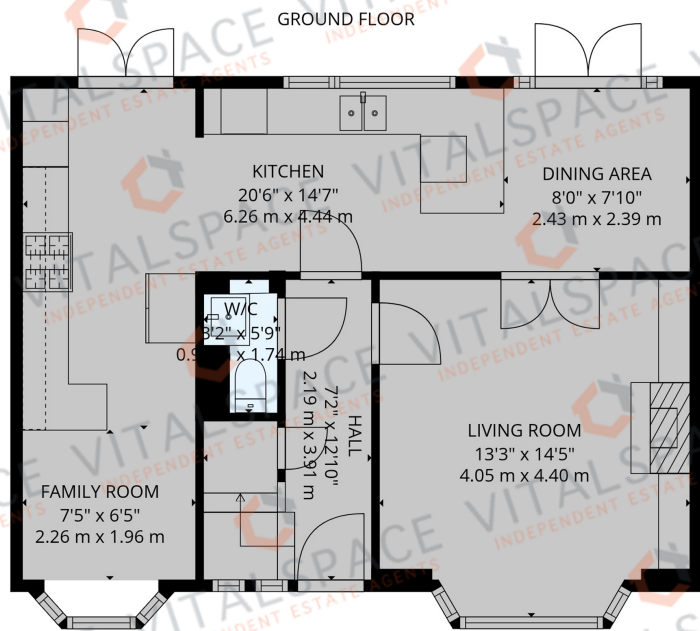
**\*\*VIDEO TOUR\*\* - \*\*IMMACULATELY EXTENDED FAMILY HOME\*\*** - VitalSpace Estate Agents are delighted to offer for sale this beautifully presented three-bedroom extended semi-detached property, ideally positioned within a popular and highly sought-after cul-de-sac on the ever-desirable Booth Drive, 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 tederal block paved driveway, providing off-road parking for multiple vehicles. To the rear, a beautifully landscaped south-facing garden offers an impressive space for outdoor dining and entertaining, featuring a spacious stone patio, raised flower beds with mature planting, a well-maintained lawn, and privacy fencing with trellis. Further benefits of this home include a new roof in 2023 and an electrical re-wire in 2018. Ideally located within walking distance of local amenities and just a five-minute drive to the M60 Ring Road and the Trafford Centre, this exceptional home must be viewed to be fully appreciated. Contact VitalSpace Estate Agents today to arrange your internal inspection.











## Features

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

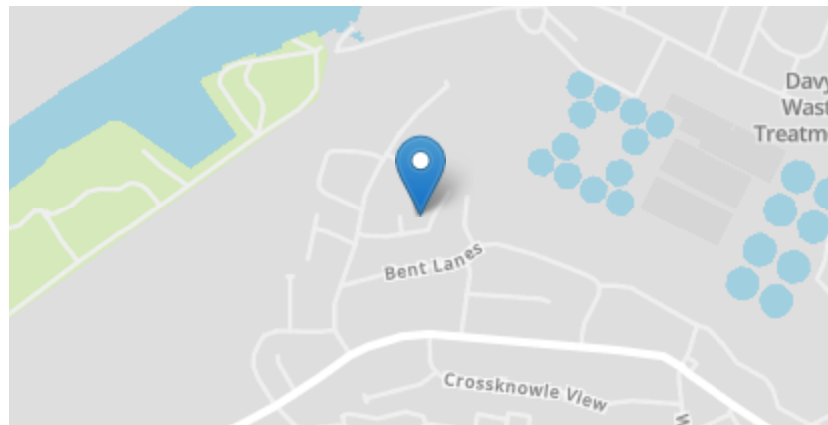
How old is the boiler and when was it last inspected? Gas central heating - serviced 2023

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.