



DAVYHULME ROAD  
FLIXTON

£575,000



4 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE-D



VITALSPACE  
INDEPENDENT ESTATE AGENTS





# Davyhulme Road, Flixton, M41 8QB

**\*\*VIDEO TOUR\*\* - \*\*OVERLOOKING MILLENNIUM NATURE RESERVE\*\*** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this exceptional four bedroom detached residence, ideally positioned on the ever popular Davyhulme Road, one of Urmston's most sought after addresses. Set well back from the road, this immaculately presented family home offers spacious and versatile living accommodation across two floors, ideal for modern family life. Approached via a generous paved driveway, this family home boasts excellent kerb appeal with a well maintained front lawn and mature shrubbery offering privacy and charm. The ground floor features: three spacious reception rooms, including a bright rear sitting/dining room with sliding doors opening out into the rear garden, a stunning open plan dining kitchen, separate office/study area, perfect for remote working, a useful utility room and a downstairs WC. To the first floor, a spacious landing leads to four well proportioned bedrooms and a modern three piece tiled bathroom with bath and shower facilities. To the rear, the beautifully tiered landscaped garden enjoys a paved patio, mature planting and a tranquil backdrop overlooking Davyhulme Millennium Nature Reserve, creating a peaceful retreat, something not often found in suburban living. Further benefits include: Integral garage with up-and-over garage door, ample off road parking, a gas central heating system (serviced in 2024) and uPVC double glazing. Perfectly positioned just moments from Urmston town centre, residents will enjoy access to a wide range of shops, restaurants, and general amenities. The area is also home to outstanding schools, including Urmston Grammar School, within walking distance. Excellent transport links via the motorway network make this an ideal location for commuters. This is a rare opportunity to acquire a stylish, spacious family home in a prime Urmston location. Early viewing is highly recommended. Contact VitalSpace Estate Agents today to arrange your private viewing.









Ground Floor



First Floor



## Features

- Four spacious bedrooms
- Detached family home
- Overlooking Nature Reserve
- Useful home office
- Driveway and garage
- Delightful rear garden
- Convenient for amenities
- 127 Sqm / 1367 Sqft
- Utility & Downstairs WC
- Viewings Recommended

## Frequently Asked Questions

How long have you owned the property for? 26 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating inspected in 2024

When was the property last rewired? Not during ownership

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Not during ownership

Reasons for sale of property? Downsizing

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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England, Scotland & Wales

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