



CANTERBURY ROAD
DAVYHULME

£425,000

 3 BEDROOMS

 1 BATHROOM

 4 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



Canterbury Road, Davyhulme, M41 0QR

****IMPRESSIVE BREAKFAST KITCHEN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, significantly extended and refurbished THREE BEDROOM semi detached family home situated within the always popular 'Canterbury Road' development in Davyhulme. This highly desirable property is presented by our clients to exacting standards offering extended accommodation arranged over two floors. With spacious living accommodation furnished in a contemporary style, this enviable property briefly comprises; uPVC porch, a warm welcoming entrance hallway, a well proportioned bay fronted living room and a generously sized dining room which leads into a uPVC conservatory overlooking the South facing rear garden. A stunning open plan luxury breakfast kitchen forms the hub of this home, a perfect entertaining space, fitted with a comprehensive range base and cabinet units and integrated appliances complimented by quartz worksurfaces with a central breakfast island and space for seating. Access into a useful utility room and a home office can also be found via the kitchen. A conveniently placed downstairs WC can also be found on the ground floor level. To the first floor there are three well proportioned bedrooms and a spacious tiled three piece shower room. Externally, to the front of the property, an extensive block paved driveway provides off road parking for multiple vehicles with the added benefit of an EV charging point. To the rear, a large SOUTH facing garden can be found comprising of a shaped lawned area and a paved patio area with timber fenced boundaries. Further benefits of this property include updated electrics in 2023, an 18 month old Worcester combination boiler, a recent re-roof and uPVC double glazing throughout. This property is 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 Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Impressive specification
- South facing rear garden
- Luxury breakfast kitchen
- Four reception rooms
- Utility & downstairs WC
- Ideal for amenities
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Circa 2010

How old is the boiler and when was it last inspected? Gas central heating - Worcester combi - 18 months old

When was the property last rewired? Kitchen rewired 18 months ago

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? Relocate

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.



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