

**allAgents**  
**BEST**  
**OVERALL BRANCH**  
**OF THE YEAR**  
← Gold 2019 →  
in M41  
★★★★★



MOORSIDE ROAD  
DAVYHULME

OFFERS OVER  
**£750,000**

-  3 BEDROOMS
-  2 BATHROOMS
-  3 RECEPTIONS
-  VIDEO TOUR



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Moorside Road, Davyhulme, M41 5SF

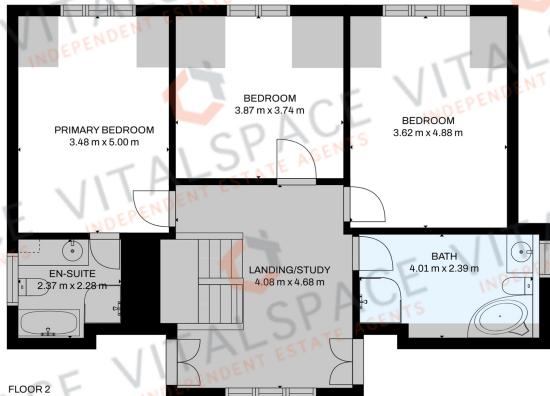
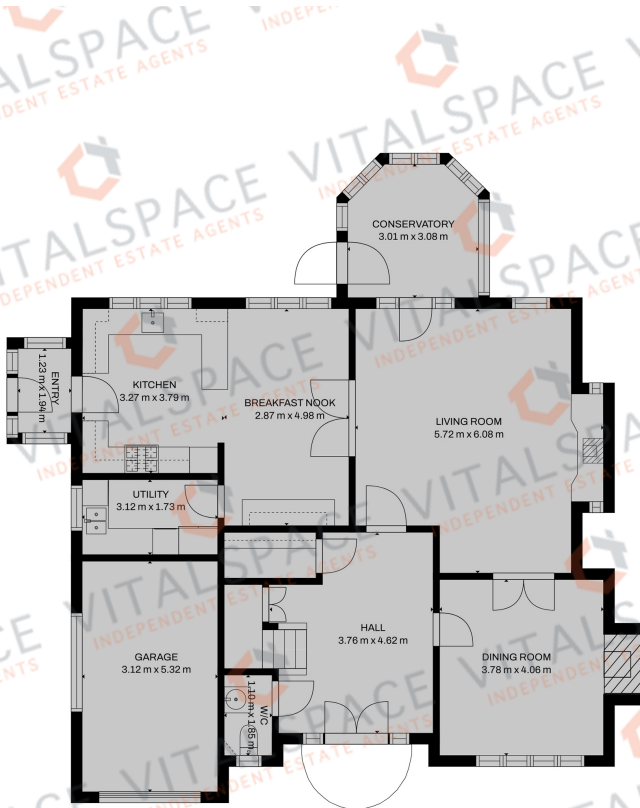
**\*\*A UNIQUE DETACHED FAMILY RESIDENCE OVERLOOKING DAVYHULME GOLF COURSE\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this significantly extended, THREE DOUBLE BEDROOM detached family home situated within a large gated plot on the always popular tree lined Moorside Road. This individual family home provides well maintained accommodation with gardens surrounding the property benefiting from open aspect views over Davyhulme golf course. Built circa 1996, this prestigious property is exclusive in design with double doors providing entry into an impressive entrance hallway with a large storage closet and a downstairs WC, a generously sized dining room, a well proportioned 19ft living room which forms the heart of this home and provides entry into a uPVC conservatory alongside a breakfast kitchen and a utility room. The bespoke kitchen comes complete with a range of wall and base units with granite worksurfaces incorporating an integrated fridge freezer, dishwasher and a Belfast sink. Stairs rise up to an impressive first floor galleried landing where three exceptionally spacious bedroom can be found. The master bedroom benefits from an en-suite and a host of quality fitted furniture including wardrobes, bedside tables and drawers. A large four piece family bathroom is fully tiled with a separate shower cubicle and a corner bath. Externally, to the rear of this desirable home is a generously sized, mainly lawned garden and a large patio area taking full advantage of the Golf Course views. A raised decked seating area provides a suitable space for alfresco dining, covered for use during the winter months. A substantial gated driveway provides parking for numerous vehicles and leads up to an integral garage. Further benefits of this desirable home include external security lighting, an alarm system, CCTV and uPVC double glazing. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.







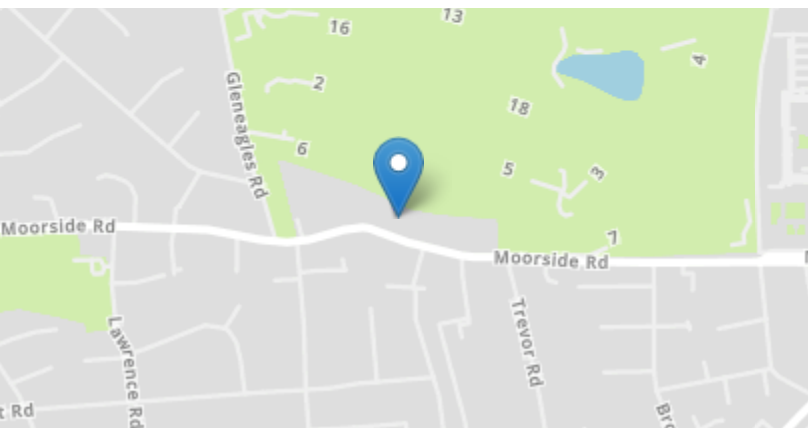




## Features

- Three spacious bedrooms
- Detached family residence
- Three reception rooms
- Overlooking golf course
- Individually designed
- Sought after location
- Large gated plot
- Versatile accommodation
- Open plan breakfast kitchen
- Viewing recommended

## Frequently Asked Questions



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		74	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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