



CROFTS BANK ROAD
DAVYHULME

OFFERS OVER

£350,000

 3 BEDROOMS

 2 BATHROOMS

 4 RECEPTIONS

 EPC GRADE:- D



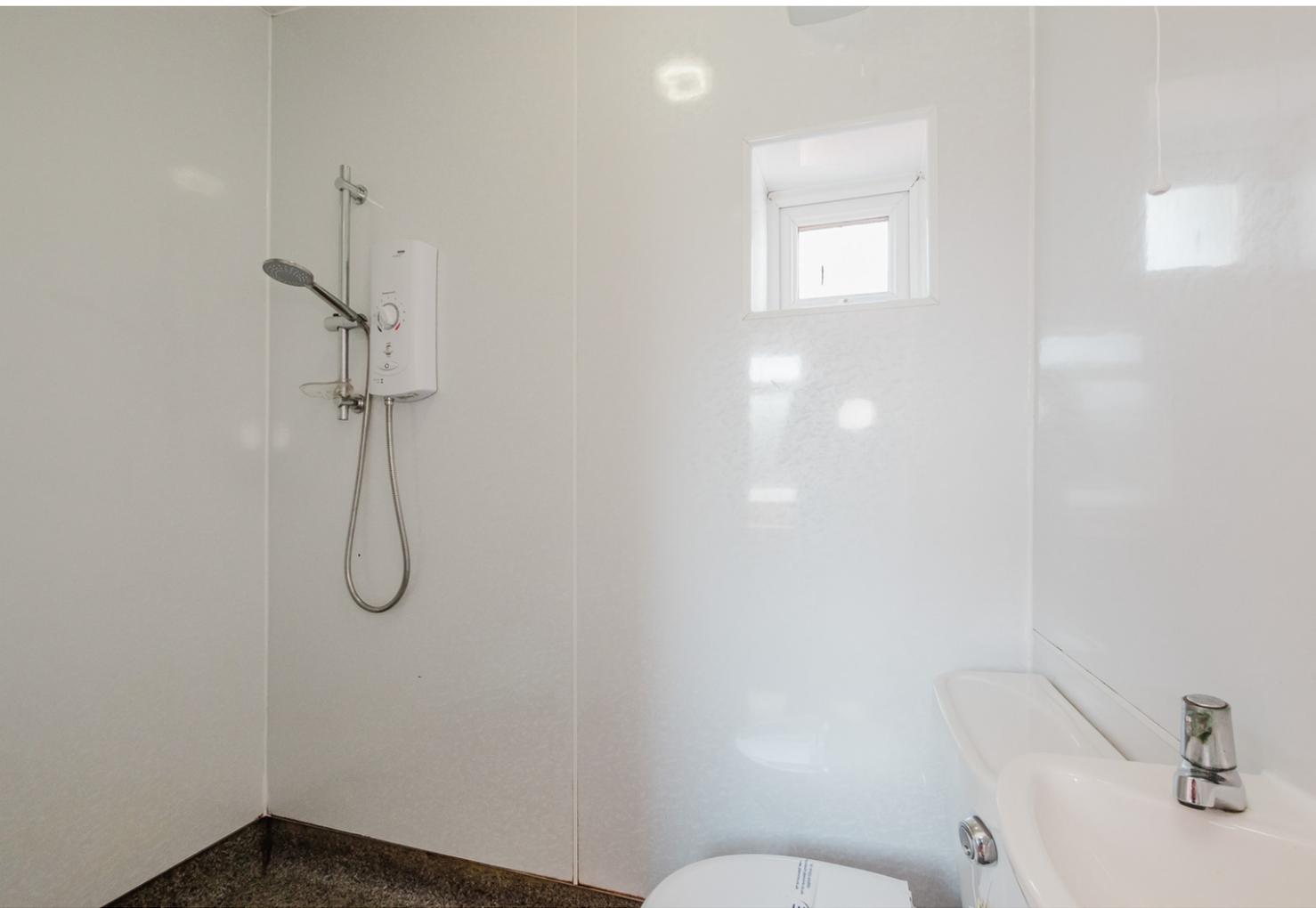
VITALSPACE
INDEPENDENT ESTATE AGENTS

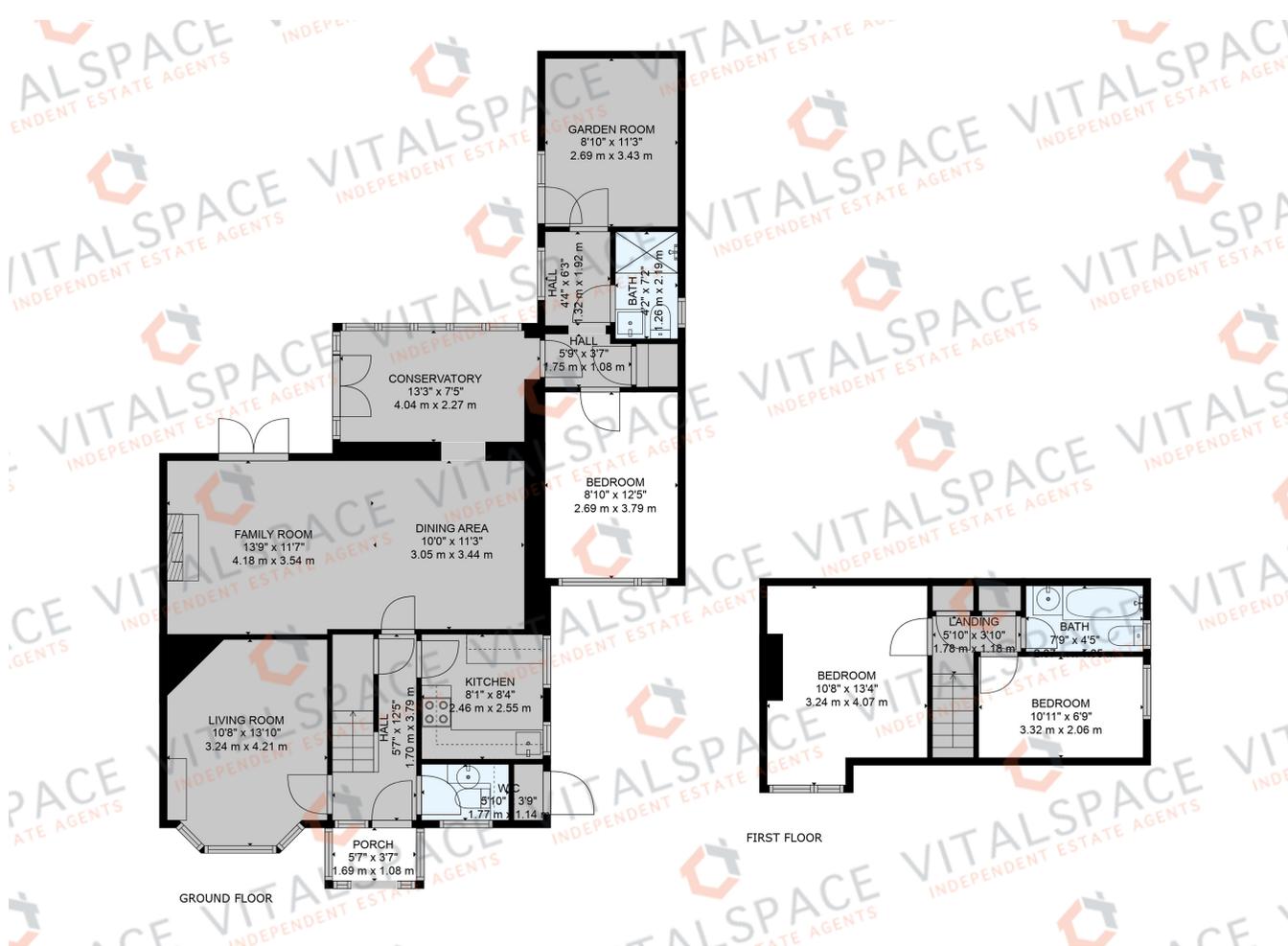


Crofts Bank Road, Davyhulme, M41 0UU

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious, significantly extended THREE / FOUR BEDROOM semi detached DORMA bungalow positioned on a generously sized plot within easy reach of a host of amenities. Arranged over two floors, in brief, the accommodation comprises; a warm and welcoming entrance hallway, a bay fronted living room, a modern fitted kitchen and an impressive family room / dining room with double doors leading out into the rear garden. A uPVC conservatory can be found to the rear of the property overlooking a secluded rear garden. To the side of the property, an extension provides extremely versatile accommodation comprising of two further rooms serviced by a three piece shower room. A downstairs WC can be found off the entrance hallway and completes the ground floor accommodation. To the first floor, two well proportioned double bedrooms can be found alongside a three piece bathroom with a shower over bath combination. Externally, to the front of the property, a blocked paved driveway provides ample off road parking facilities. To the rear, the secluded WEST facing rear garden and raised decked patio area provide a perfect oasis for alfresco dining during those summer months. Conveniently situated within easy reach of both the Nags Head Circle and 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 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 / Four bedrooms
- Semi detached property
- No onward chain
- Versatile accommodation
- Significantly extended
- Downstairs shower room
- Driveway and garden
- Gas central heating
- uPVC double glazing
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2007

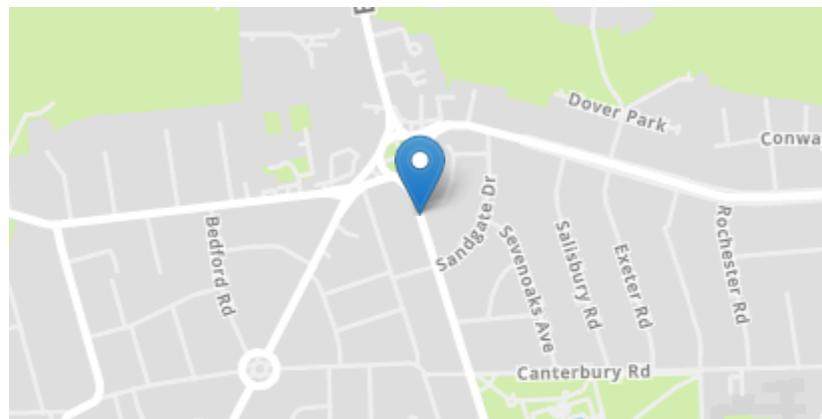
Tenure: Freehold

How old is the boiler and when was it last inspected? Gas central heating - last serviced 17-12-24

Which way does the garden face? West facing rear garden

Reasons for sale of property? No longer required

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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