



LOSTOCK ROAD  
DAVYHULME

£525,000

-  4 BEDROOMS
-  2 BATHROOMS
-  3 RECEPTIONS
-  BAND C



VITALSPACE  
INDEPENDENT ESTATE AGENTS

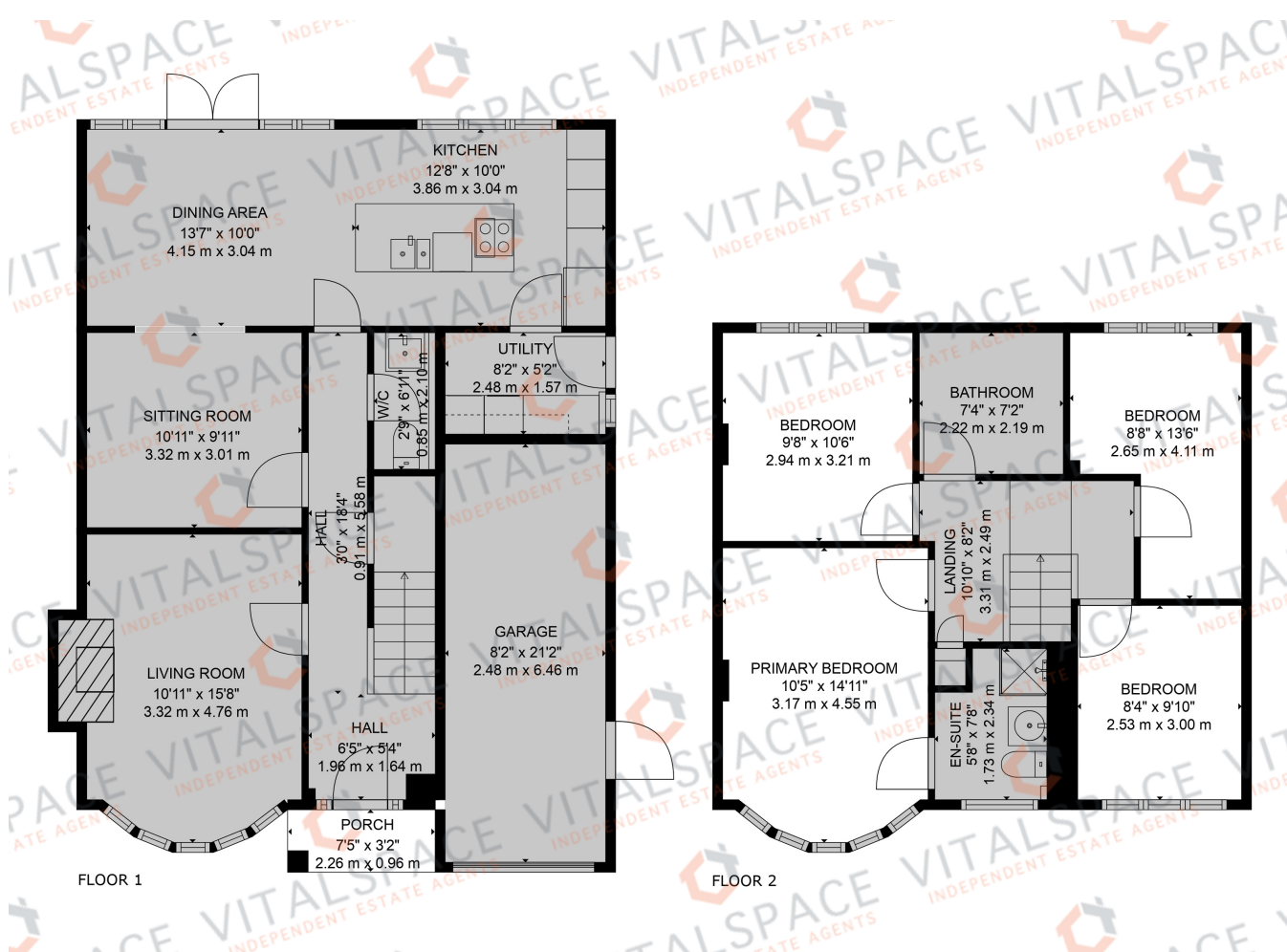


# Lostock Road, Davyhulme, M41 0SU

**\*\*VIDEO TOUR\*\* - \*\*OPEN PLAN DINING KITCHEN\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this immaculately presented, significantly extended FOUR BEDROOM detached family home located on a desirable tree lined road in Davyhulme. 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 is within walking distance of Urmston train station and has excellent access to the motorway network. In brief, this tastefully decorated property comprises; a welcoming entrance hallway, a bay fronted living room alongside an impressive 'L shaped' open plan dining kitchen with access into a sitting room. The kitchen itself is fitted with a host of high gloss wall and base units with a range of integrated appliances including a double oven, a warming drawer, wine cooler and dishwasher. A central breakfast island with space for seating separates the kitchen from the dining area which benefits from double opening doors leading out into the rear garden. A 10ft sitting room provides a tranquil seating area making this space perfect for family entertaining. A useful utility room and downstairs WC completes the ground floor accommodation. To the first floor, a split level landing provides entry into four good sized bedrooms, alongside a contemporary modern three piece tiled family bathroom with a shower over bath combination. A modern en-suite bathroom can also be found on the first floor level servicing the bay fronted master bedroom. Externally, this property is situated on a generously sized corner plot with a walled driveway to the front of the property providing excellent off road parking facilities, leading to a garage with an up and over door. To the rear, an exceptionally private garden can be found with open aspect views. A large porcelain tiled patio area also provides a suitable space for alfresco dining during those summer months with steps leading down into a lawned garden with timber fenced boundaries. Further benefits of this stunning family home include a regularly serviced gas combination boiler, updated electrics, uPVC double glazing and potential to convert the loft space (subject to planning permission) if required. Contact VitalSpace Estate Agents to arrange an internal viewing or for further information.







## Features

- Four large bedrooms
- Detached family home
- Three reception rooms
- Tree lined location
- Utility & Downstairs WC
- Open plan dining kitchen
- Luxury en-suite shower room
- Enclosed rear garden
- Driveway and garage
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 19 years

When was the roof last replaced? Roof replaced over rear extension in 2017

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

When was the property last rewired? Kitchen electrics updated in 2017

Which way does the garden face? North East facing rear garden

Are there any extensions and if so when were they built? Pre purchase

Tenure: Leasehold - £5.00 per year ground rent

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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