



NEWBURY DRIVE  
DAVYHULME

£350,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Newbury Drive, Davyhulme, M41 7FA

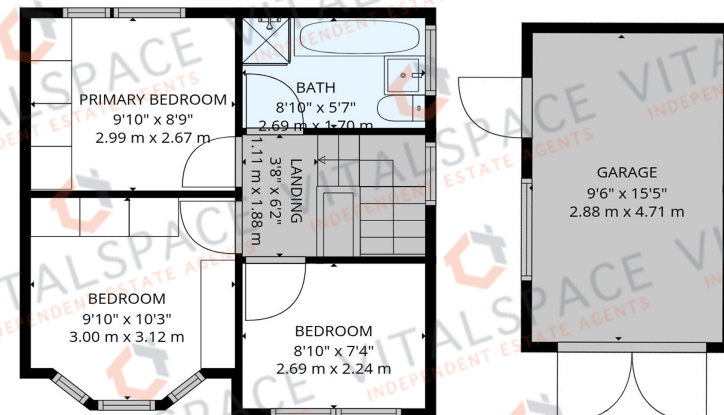
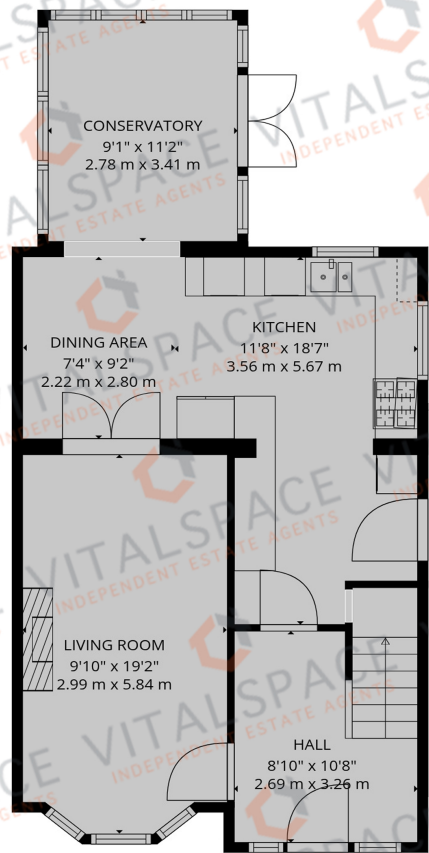
**\*\*VIDEO TOUR\*\* - \*\*QUIET DAVYHULME CUL-DE-SAC\*\* - VITALSPACE**  
ESTATE AGENTS are pleased to offer for sale this extended THREE BEDROOM semi-detached home occupying a particularly generous plot, positioned within a popular and convenient cul-de-sac location and enjoying a high degree of privacy. This desirable family home enjoys a delightful position close to Barton Road with convenient access to the M60 motorway, the Trafford Centre, popular local schools, amenities at the retail park and shops at Davyhulme Circle. The well planned accommodation includes a warm and welcoming entrance hallway, a spacious living room featuring a log burning fire, an open-plan 'L' shaped kitchen dining area and a uPVC double glazed conservatory. The ground floor features attractive wood-effect flooring, while the kitchen is fitted with a range of integrated appliances. The conservatory is currently utilised as a home office/workspace, offering excellent versatility. Stairs rise to the first floor level where a shaped landing provides entry into three generously sized bedrooms alongside a contemporary three piece bathroom with a shower over bath combination. Externally, to the front of the property is excellent off road parking facilities for multiple vehicles. To the side and rear, an extremely private garden comprises of shaped lawned areas, a patio area and a useful storage garage. This property is ideal for any growing family and an internal viewing is strongly recommended. An attractive family home located on a quiet Davyhulme Road where an internal inspection comes highly recommended.











## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Quiet cul-de-sac location
- Large secluded garden
- Gas central heating
- uPVC double glazing
- Useful storage garage
- Perfect family home
- 95 Sqm / 1023 Sqft

## Frequently Asked Questions

Tenure: Freehold

When was the roof last replaced? 2008

How old is the boiler and when was it last inspected? Gas central heating with a Hive System

When was the property last rewired? Unknown

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

Are there any extensions and if so when were they built? Extended 1994, conservatory added early 2000's

Reasons for sale of property? Family home - downsize

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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