



IONA WAY  
DAVYHULME

£265,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

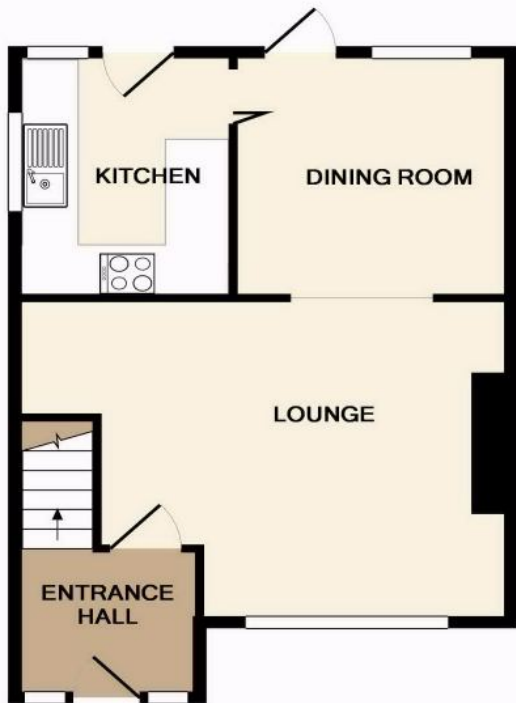


# lona Way, Davyhulme, M41 7EY

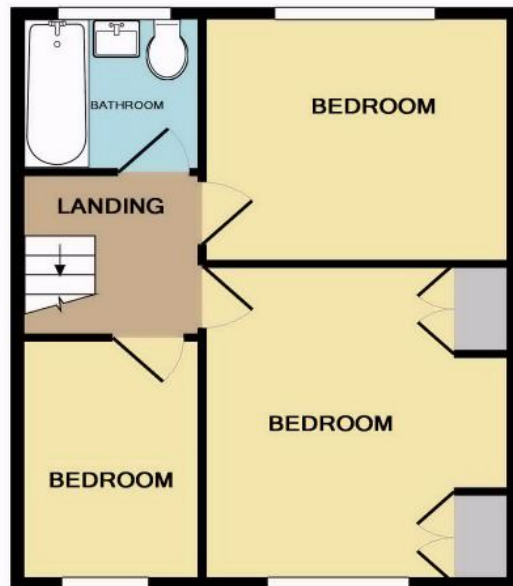
**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this immaculately presented THREE BEDROOM semi detached property located in a popular area of Davyhulme. The property in brief comprises; welcoming entrance hallway, a spacious living room with an attractive gas living flame fire, a good sized dining room and a modern fitted high gloss kitchen. To the first floor there are good sized three bedrooms and a contemporary tiled three piece bathroom. Externally to the front of the property there is a shared driveway leading to a detached garage whilst to the rear, an enclosed SOUTH FACING, low maintenance garden can be found providing an excellent area for a alfresco dining during those summer. This property benefits from uPVC double glazing throughout and gas central heating. Located on a sought after Davyhulme road ideal for local amenities including the Trafford Centre, highly regarded schooling and offers excellent transport links to and from the City Centre, Trafford Centre and Salford Quays. Offered for sale with no onward chain, please contact VitalSpace Estate Agents to arrange an internal inspection.





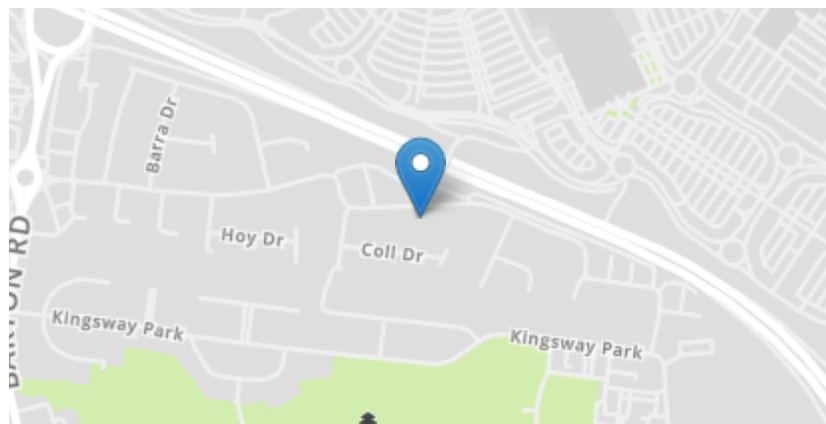


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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	70
(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	

## Features

- Three Bedrooms
- Semi detached property
- Gas central heating
- Well presented
- Off road parking
- Popular location
- Modern fitted kitchen
- uPVC double glazing
- No onward chain
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 12 years +

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - serviced July 2023

When was the property last rewired? No

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let property

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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