



LEWIS AVENUE  
DAVYHULME

£300,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC

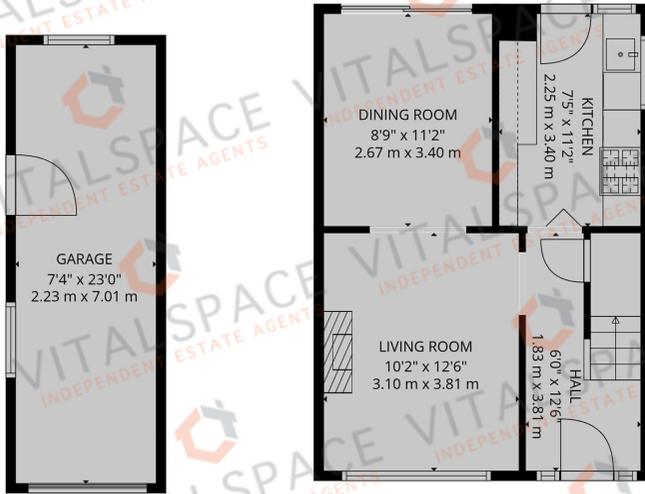


## Lewis Avenue, Davyhulme, M41 7EQ

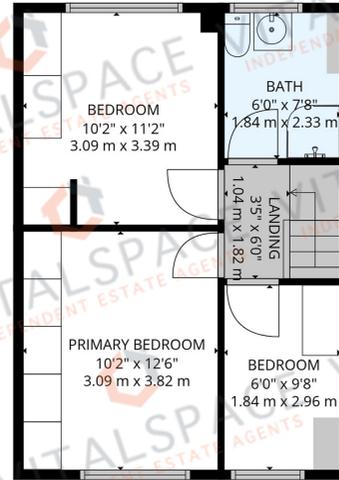
**\*\*QUIET CUL-DE-SAC LOCATION\*\* - \*\*SOUTH FACING REAR GARDEN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this most appealing THREE BEDROOM semi detached property presented to an immaculate standard situated on the ever popular 'Wimpy Estate' in Davyhulme. This property is convenient for bus routes, the Trafford Centre, local schools and the George Camall Leisure Centre and in brief, the tastefully presented accommodation comprises; welcoming entrance hallway, a spacious living room which leads into a dining room with sliding doors giving access out into the rear garden alongside a fitted kitchen. The kitchen itself is fitted with a range of wall and base units with contrasting worksurfaces above. To the first floor there are three good sized bedrooms and a contemporary three piece white shower room with a hand wash basin insert into a vanity unit with storage below. Externally, to the front, there is a well stocked garden with mature plants and shrubs. A private driveway leads provides excellent off road parking facilities and leads to the side of the property where a 23ft detached garage can be found. To the rear of the property, a well tended SOUTH FACING garden can be found, fenced for privacy with a paved patio area can be found leading into a shaped lawned garden. Further benefits of this attractive property include a gas central heating system and uPVC double glazed throughout. Ideal for any first time buyer, an internal inspection is highly recommended to fully appreciate this well presented home. Contact VitalSpace Estate Agents for further information.







GROUND FLOOR



FIRST FLOOR

## Features

- Three bedrooms
- Semi detached property
- Quiet cul-de-sac position
- Private driveway parking
- Detached garage
- Secluded rear garden
- No onward chain
- Gas central heating
- uPVC double glazing
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 58 years

When was the roof last replaced? No

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

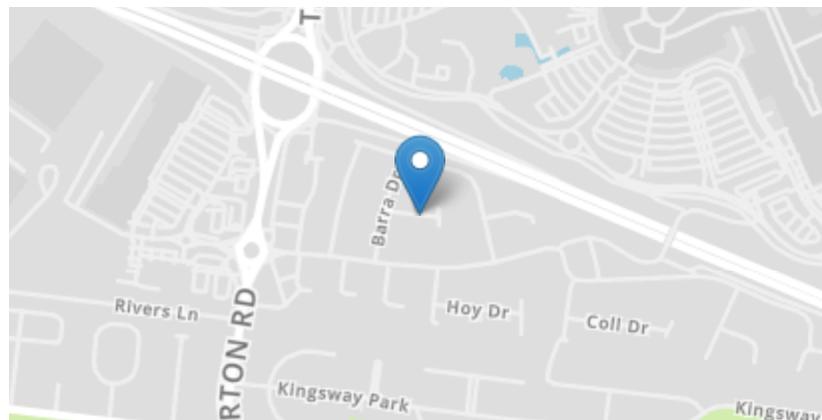
When was the property last rewired? No

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? Owner deceased

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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