



LYNDHURST AVENUE  
DAVYHULME

£400,000

-  3 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTIONS
-  NO CHAIN



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Lyndhurst Avenue, Davyhulme, M41 7DR

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, THREE BEDROOM detached bungalow situated on a pleasant Davyhulme cul-de-sac. Undoubtedly one of the larger bungalows in the area, this highly desirable property was built circa 1976 and is located just off Davyhulme Road, in a convenient position for a range of local amenities at Davyhulme Circle, and just a short stroll to the bus stop. The bungalow is warmed by a gas central heating system that is complimented by uPVC double glazing and the accommodation comprises; a recessed porch, an 18ft living room overlooking the front elevation, a fabulous 22ft dining kitchen to the rear with ample space for a table and chairs, three good size double bedrooms, one with a walk in wardrobe and another with an en-suite. A well proportioned four piece family bathroom can also be accessed via the hallway. Externally, to the front of the property, a gated and paved driveway provides ample parking with a wall and railings to the front boundary. The rear garden has been paved to create a private, low maintenance garden with ample space for a patio table and chairs, and a useful timber storage shed. An internal inspection is highly recommended. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







## Bunaglow



## Features

- Three double bedrooms
- Detached bungalow
- Immaculately presented
- Quiet Davyhulme cul-de-sac
- Gated driveway parking
- Convenient for amenities
- 22 ft kitchen dining room
- No onward chain
- uPVC double glazing
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2008

Tenure: Freehold

How old is the boiler and when was it last inspected? Gas central heating - Last serviced in September 2020

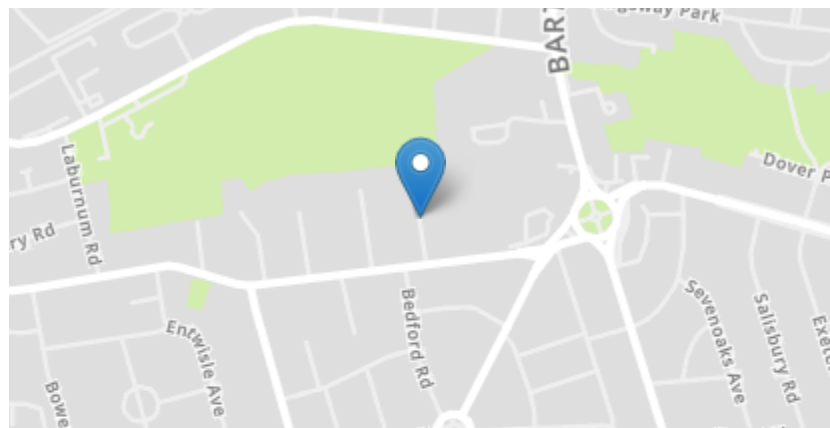
When was the property last rewired? Unknown

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Garage conversion - pre purchase

Reasons for sale of property? Sale of family home

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	67	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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