



WESTMINSTER ROAD
DAVYHULME

OFFERS OVER

£400,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



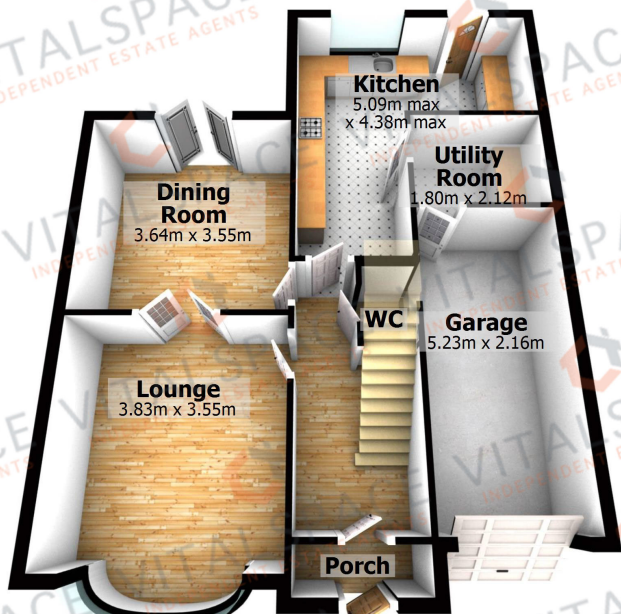
Westminster Road, Davyhulme, M41 0RN

****POPULAR LOCATION** - **PERFECT FAMILY HOME**** -
VITALSPACE ESTATE AGENTS are pleased to offer this well presented extended FOUR BEDROOM detached family home situated on a quiet cul-de-sac in the ever popular 'Canterbury Road' development. Ideal for any growing family, in brief this attractive home comprises, a warm and welcoming entrance hallway, a generously sized living room and lounge, an impressive open plan extended kitchen. Stairs rise to the first-floor level where four generously sized bedrooms can be found, alongside a contemporary three-piece family bathroom and an en-suite shower room. Externally to the front of the property there is an ornate garden along with a driveway providing ample off-road parking leading to the integral garage. To the rear there is a large paved patio area leading onto a mainly lawned, shaped garden with a further gravelled ornate area. Further benefits of this desirable home include gas central heating and uPVC double glazing. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools in the area for children of all ages. For commuters, the property is within walking distance of Urmston train station and has excellent access to the motorway network. An internal inspection is essential to avoid disappointment. Contact Vital Space Estate Agents for further information.





Ground Floor



First Floor



Features

- Four bedrooms
- Semi detached property
- Extended accommodation
- Desirable location
- Utility room & downstairs WC
- Ensuite shower room
- Driveway and garage
- Ideal family home
- Two reception rooms
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 2 years

When was the roof last replaced? No

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

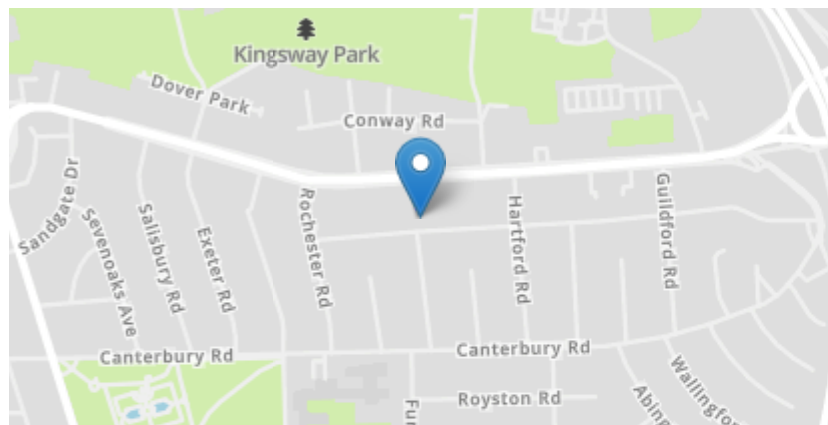
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Yes, pre purchase

Reasons for sale of property? 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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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