



CANTERBURY ROAD
DAVYHULME

£395,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

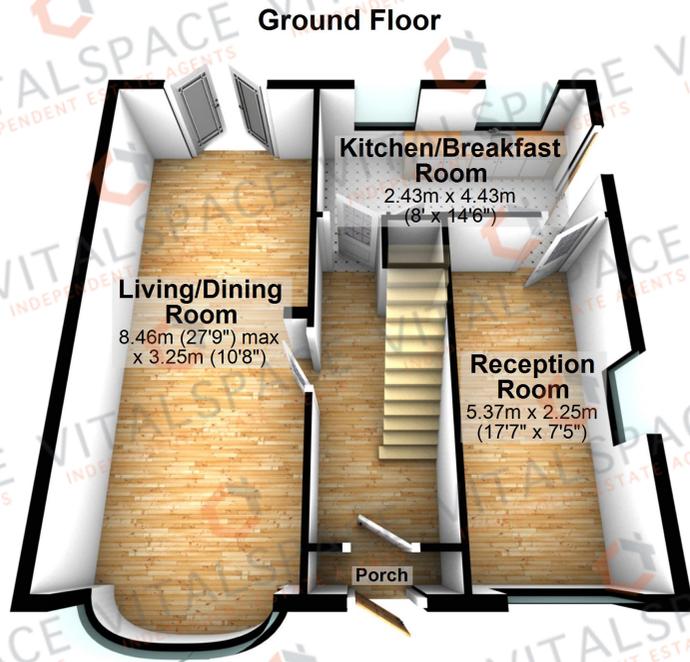


Canterbury Road, Davyhulme, M41 0SH

VITALSPACE ESTATE AGENTS are pleased to offer for sale this attractive THREE BEDROOM semi-detached family residence situated on a generously sized plot within the ever popular 'Canterbury Road' development in Davyhulme. This property offers spacious accommodation arranged over two floors and briefly comprises; a porch, a warm and welcoming entrance hallway, a bay fronted dining room which opens into a living room with double doors opening out to the rear garden. A fitted breakfast kitchen forms the hub of this home complete with a range of wall and base units with contrasting worksurfaces. A converted garage can be accessed via the kitchen providing further reception room space or a excellent store room. To the first floor, the accommodation continues with a shaped landing providing entry into THREE BEDROOMS alongside a modern tiled four piece bathroom with a feature bath and a separate corner shower cubicle. This semi detached property is positioned on a generous plot, set back from the road, approached via a large paved driveway. To the rear, a low maintenance garden can be found, mainly paved and timber fenced boundaries. A gravel area further compliments this tranquil rear garden with a selection of bushes, shrubs and trees. This property is conveniently situated within easy reach of Umston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Umston Grammar School. For commuters, the property positioned with excellent access to the motorway network. Contact VitalSpace Estate Agents on for further information.







Features

- Three bedrooms
- Semi detached property
- Highly desirable location
- Large paved driveway
- Converted garage room
- Gas central heating
- uPVC double glazing
- Perfect family home
- Convenient for amenities
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 36 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - inspected in 2024

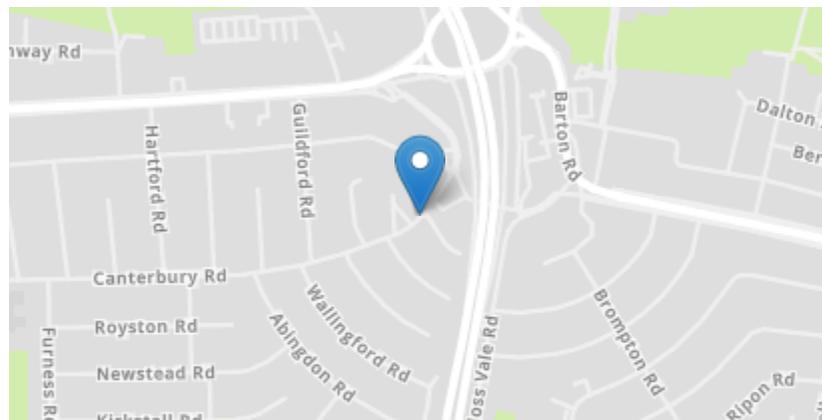
When was the property last rewired? No

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

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

Reasons for sale of property? Downsizing

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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