



ROSSETT DRIVE  
DAVYHULME

OFFERS OVER

**£255,000**



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- C



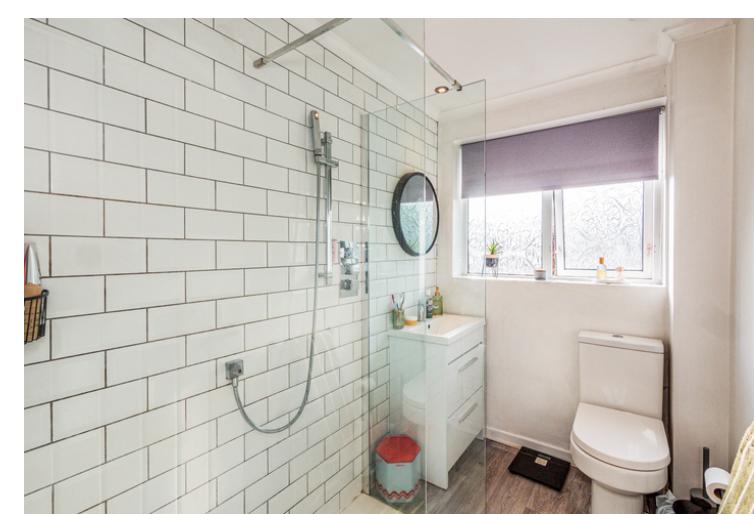
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Rossett Drive, Davyhulme, M41 8DZ

\*\*VIDEO TOUR\*\* - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally well presented TWO BEDROOM semi detached property situated within a popular residential area close to both Davyhulme Road and Woodhouse Road. This attractive property briefly comprises; entrance porch, welcoming living room and a large modern fitted kitchen/diner complete with a range of high gloss wall and base units and ample space for a dining table and chairs. To the first floor there are two well proportioned bedrooms and a contemporary three piece tiled shower room. Externally there is a shaped garden to the front of the property alongside a driveway providing excellent off road parking facilities. To the rear, a mainly lawned landscaped enclosed garden can be found with a seating area suitable for a table and chairs during those summer months. Further benefits of this tastefully updated property include a recently installed combination boiler in 2020, an internal alarm system, updated electrics and a partially boarded loft space with lighting. Conveniently situated for several popular schools, amenities and transport links, with Urmston Retail Park just around the corner, along with access to both the M60 and M62. Contact VitalSpace Estate Agents to arrange an internal inspection.





## Ground Floor

## First Floor

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92+)	A	91
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Features

- Two bedrooms
- Gas central heating
- Semi detached property
- uPVC double glazing
- Modern fitted kitchen
- Landscaped rear garden
- Ideal first purchase
- Updated electrics
- Quiet location
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for- Since 2021

When was the roof last replaced- Original

How old is the boiler and when was it last inspected- New system installed in 2020

When was the property last rewired- New consumer unit in 2019

Which way does the garden face- South facing rear garden

Tenure- Leasehold

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.

**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

**Tel:** 0161 747 7807

**Email:** [sales@vitalspace.co.uk](mailto:sales@vitalspace.co.uk)

**Web:** [www.vitalspace.co.uk](http://www.vitalspace.co.uk)

22 Flixton Road, Urmston,  
Manchester, M41 5AA