



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.





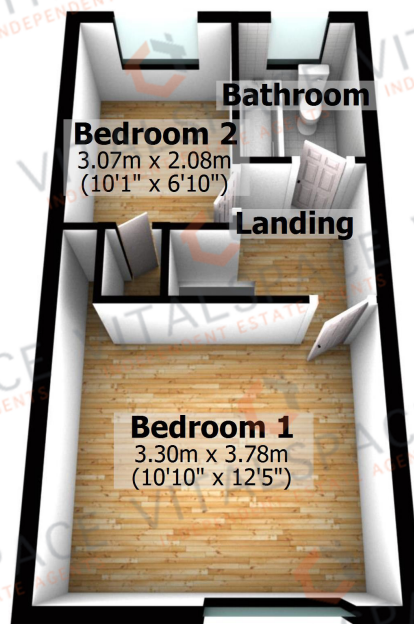




## Ground Floor



## First Floor



## 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

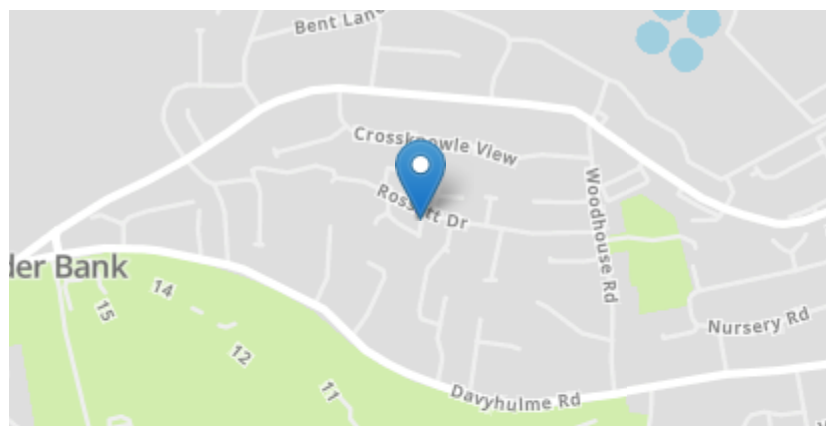
How old is the boiler and when was it last inspected- New system installed in 2020

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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