



AWARDED FOR
MARKETING | SERVICE | RESULTS



VICARAGE ROAD
DAVYHULME

£625,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



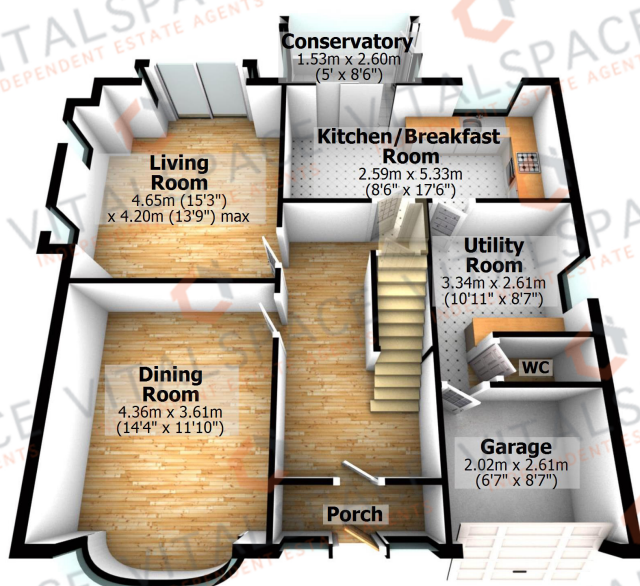
Vicarage Road, Davyhulme, M41 5TP

****VIDEO TOUR** - **PRESTIGIOUS URMSTON LOCATION** - VITALSPACE ESTATE AGENTS** are pleased to offer to the sales market this rare opportunity to purchase this unique, significantly extended four bedroom detached family home located on a quiet Tree lined Davyhulme road. This property is immaculately presented throughout with original features enhanced by a stunning mature rear garden. This delightful property would be ideal for any growing family providing spacious accommodation arranged over two extensive floors. Offering flexible living accommodation finished in a contemporary style, upon entering the ground floor there is a large welcoming entrance hallway which leads to a generously sized dining room featuring a lovely bright bay window. To the rear is a tranquil Inglenook living room with access into the garden via uPVC doors. A newly fitted modern kitchen with granite worktops and space for a dining area, leads into a bright conservatory. A downstairs WC, utility room and integral garage completes the ground floor accommodation. Venture upstairs and you are welcomed by four well proportioned good sized bedrooms, three of which benefit from bespoke fitted wardrobes. The master bedroom is serviced by an luxury en-suite shower room alongside a family bathroom and separate WC. Externally, to the front of the property, a tegula block paved driveway provides excellent off road parking facilities. To the rear there is a large secluded mainly lawned garden housing a variety of mature bushes and plants incorporating two ponds, one intended for fish and the other a wildlife. This impressive family home 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 within walking distance including Urmston Grammar School. For commuters, this property is positioned with minutes drive the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

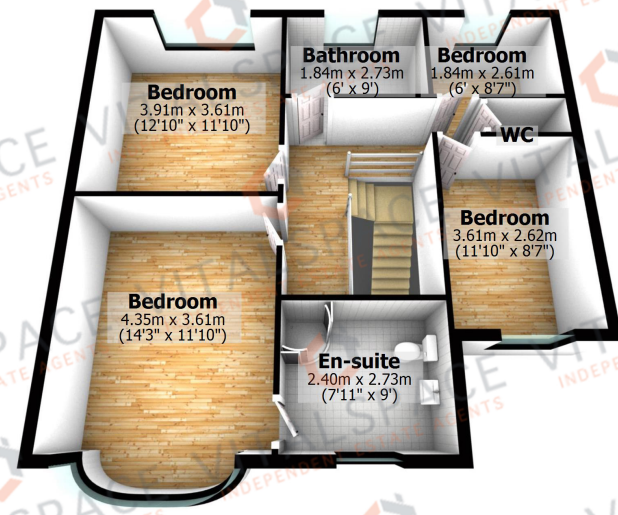




Ground Floor



First Floor



Features

- Four bedrooms
- Detached property
- Tree Lined Road
- Three reception rooms
- Downstairs WC and utility
- Luxury en-suite shower room
- Driveway and storage garage
- Mature rear gardens
- Perfect family home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 46 years

When was the roof last replaced? Yes - 1990

How old is the boiler and when was it last inspected? Gas central heating - serviced 12/04/23

When was the property last rewired? Rewired in 1974

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Side extension and kitchen in 1990

Reasons for sale of property? Relocate to Knutsford

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		
(55-68)	D	67	78
(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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