



WOODHOUSE ROAD
DAVYHULME

£425,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 BAND C



VITALSPACE
INDEPENDENT ESTATE AGENTS

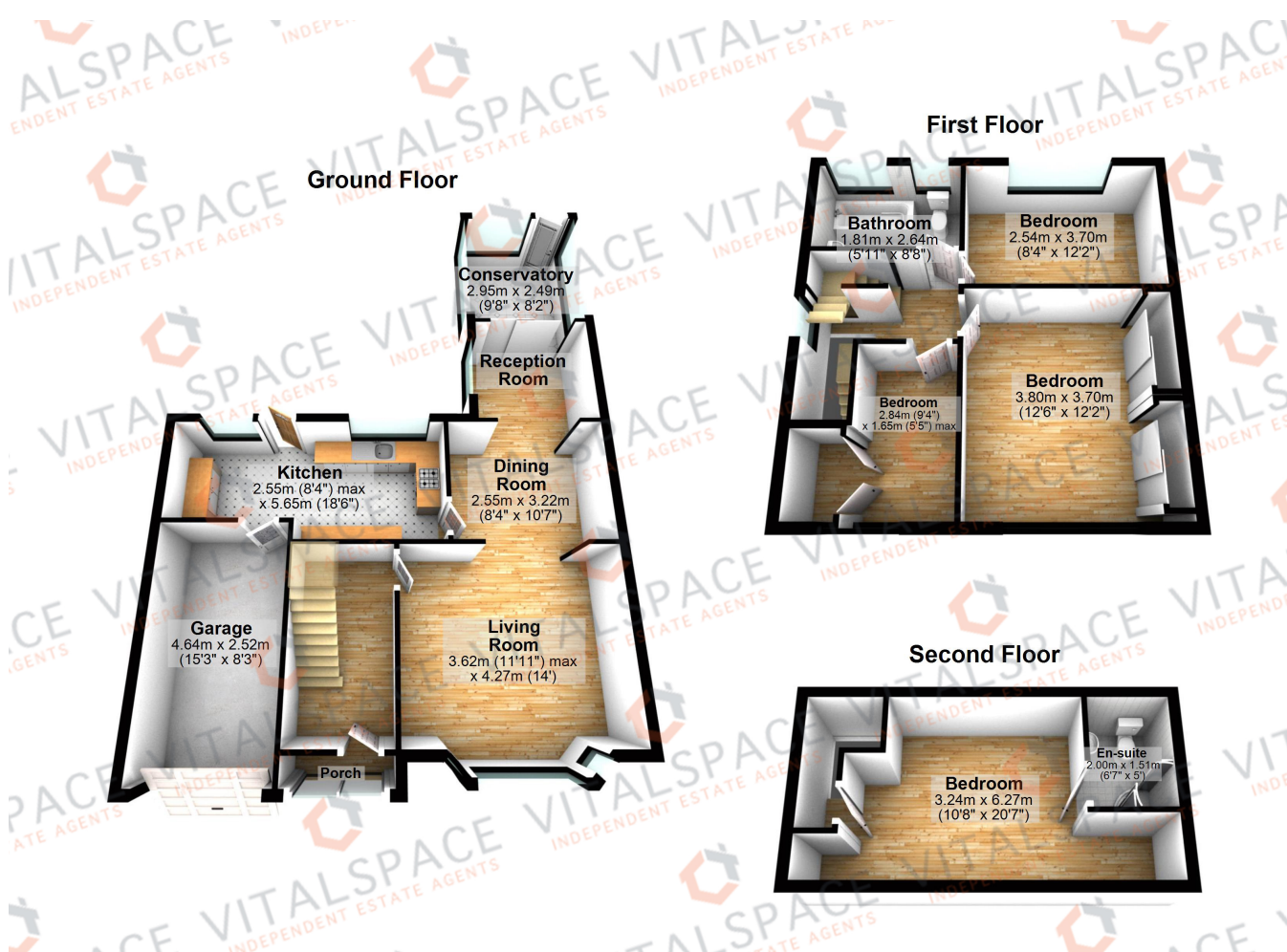


Woodhouse Road, Davyhulme, M41 7WT

****FOUR BEDROOMS, TWO BATHROOMS, EXTENDED KITCHEN, GARAGE, CONSERVATORY THREE RECEPTION ROOMS**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented FOUR BEDROOM extended semi detached property situated within a popular residential area. Located on the ever popular Woodhouse Road in Davyhulme, this desirable property has been updated by our clients and benefits from tastefully presented accommodation arranged over three floors and briefly comprises; a welcoming entrance hallway, an open plan living/dining area, a further versatile reception room, a uPVC conservatory, a good sized modern kitchen and an integral garage. This property is notably sociable by design, with generous and well appointed living quarters leading seamlessly into the enclosed rear garden. The modern kitchen features a combination of wall and base units complete with integrated appliances and uPVC double glazed windows and doors to the rear elevation. The family 21ft living room boasts bay fronted uPVC double glazed window to the front elevation, hardwood flooring and stunning fireplace featuring exposed brickwork and log burner. To the first floor, there are three bedrooms and a recently updated three piece luxury family bathroom. The bathroom is tiled and features a three piece suite with a shower over bath combination. The master suite occupies the entire upper floor of this property and boasts an en-suite bathroom with a walk in shower. Externally, the rear garden is generously proportioned and features both a shaped lawned garden and a large patio area, perfect for Summer BBQ's! This inviting space is not overlooked to the rear and is securely enclosed, accessed via a gate to the side of the property. To the front there is access to the integral garage in addition to off road parking for multiple vehicles. Further benefits of this recently updated home include a new gas combination boiler and an electrical rewire, both in 2022. Ideally located within walking distance of local amenities and only five minutes drive to the M60 Ring Road and the Trafford Centre. Contact VitalSpace Estate Agents to arrange an internal inspection.







Features

- Four bedrooms
- Semi detached property
- Arranged over three floors
- Significantly extended
- uPVC double glazing
- Driveway and garage
- Large secluded rear garden
- Updated accommodation
- Viewing essential
- New fitted gas boiler

Frequently Asked Questions

How long have you owned the property for? Since May 2021

When was the roof last replaced? Around 12 years ago

How old is the boiler and when was it last inspected? New combi boiler in 2022

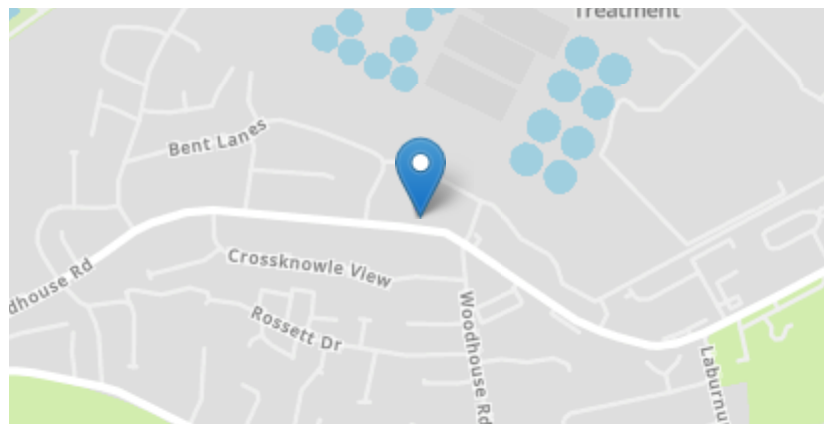
Re-wired in 2022

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Pre purchase

Tenure: Leasehold - 999 year lease - £10 per year

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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