



SEVENOAKS AVENUE  
DAVYHULME

£350,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Sevenoaks Avenue, Davyhulme, M41 0SQ

**\*\*DESIRABLE RESIDENTIAL LOCATION\*\* - \*\*VIDEO TOUR\*\* -**  
VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi detached property conveniently located on a quiet Davyhulme road close to many highly regarded schools and transport links. This attractive family property was built in 1982 and benefits from an updated gas central heating system and UPVC double glazing. In brief, the well proportioned accommodation comprises; welcoming entrance hallway, a spacious open plan 'L' shaped living dining room and a good sized fitted kitchen with a useful under stairs pantry cupboard. To the first floor, a larger than average landing provides access into three bedrooms and a contemporary three piece bathroom with a shower over bath combination. Externally, to the front of the property, a gated driveway provides ample off road parking and leads up to an attached garage. To the rear, a west facing low maintenance fenced garden offers private space for a table and chairs during those summer months. This property 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 Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

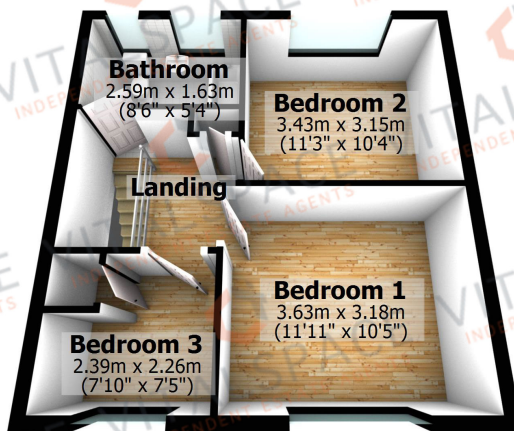




**Ground Floor**



**First Floor**



## Features

- Three Bedrooms
- Semi detached property
- Garage and gardens
- 79 Sqm / 850 Sqft
- uPVC double glazing
- Highly desirable location
- Excellent family home
- Updated gas central heating
- Convenient for amenities
- Viewing highly advised

## Frequently Asked Questions

How long have you owned the property for? Since 2017

When was the roof last replaced? When built - 1982

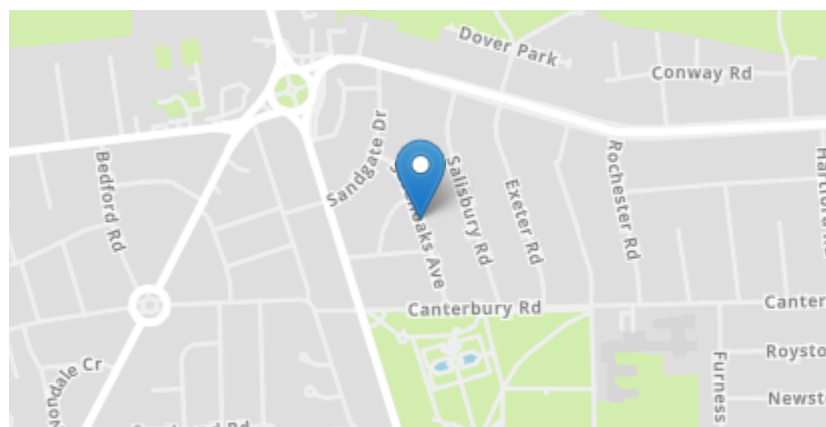
How old is the boiler and when was it last inspected? New boiler installed 2024

When was the property last rewired? When built 1982

Which way does the garden face? West facing rear garden

Reasons for sale of property? Upsize

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+) <b>A</b>		
(81-91) <b>B</b>		88
(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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