



WOODHOUSE ROAD  
DAVYHULME

OFFERS OVER

£425,000



3 BEDROOMS



2 BATHROOMS



2 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



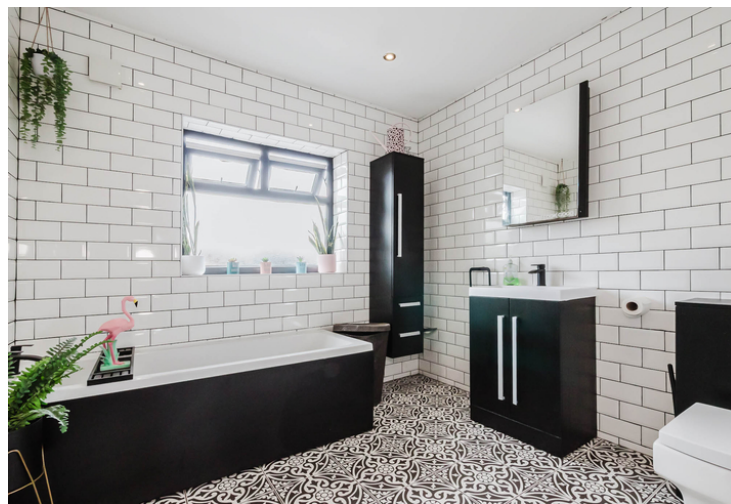
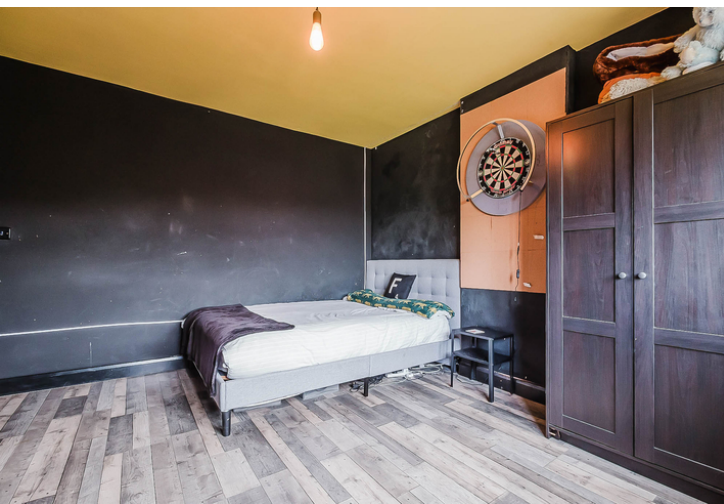


# Woodhouse Road, Davyhulme, M41 7DA

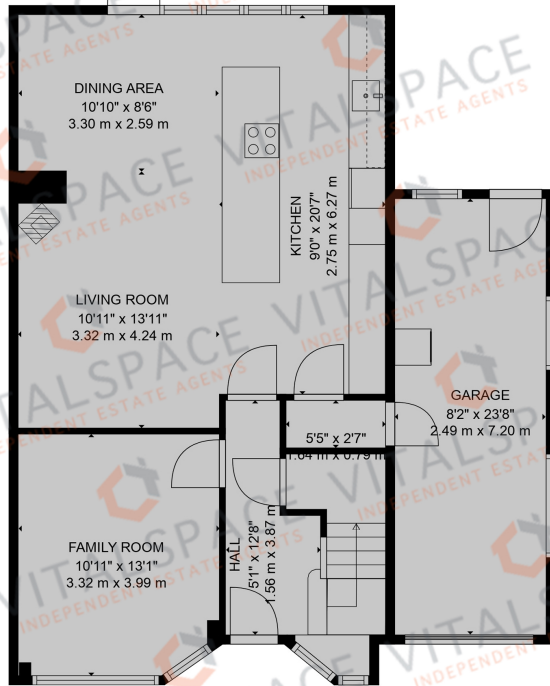
**\*\*SIGNIFICANTLY EXTENDED FAMILY HOME\*\* - \*\*NO ONWARD CHAIN\*\* -**  
VITALSPACE ESTATE AGENTS are delighted to offer for sale this significantly enhanced THREE DOUBLE BEDROOM semi detached family home situated on the ever popular Woodhouse Road in Davyhulme. Tastefully extended providing well balanced accommodation arranged over three floors, this attractive property is warmed by gas central heating and uPVC double glazed throughout. Briefly comprising; a warm and welcoming entrance hallway, a spacious good sized bay fronted living room and a magnificent open plan sitting / dining / kitchen space with bi folding doors opening out into the rear garden. The extended kitchen certainly forms the hub of this home and comes complete with a host of handleless wall and base units with matching worksurfaces, splash back tiling and a range of integrated appliance. To the first floor there are two generously sized bedrooms and a contemporary, tiled bathroom with a separate shower cubicle. Stairs rise from the first floor landing to a converted loft space which provides a further double bedroom complimented by an en-suite shower room. Externally the property offers ample driveway parking to the front whilst to the rear there is an enclosed garden creates a perfect space for summer entertaining. Positioned on the always popular Woodhouse Road in Davyhulme, this impressive property is conveniently situated for several popular schools, amenities and transport links with Urmston Retail Park just around the corner along with access to the M60 and M62 motorways. If you are familiar with the Maunders built properties, the deceptively spacious accommodation is ideal for any growing family and thus, an internal inspection comes highly recommended.



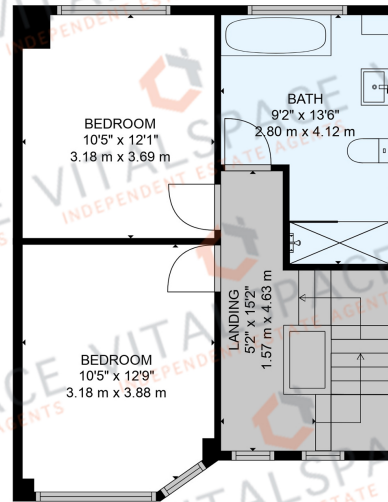




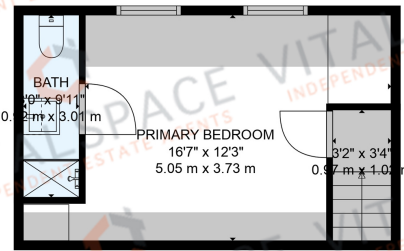




SECOND FLOOR



FIRST FLOOR



## Features

- Three double bedrooms
- Semi detached property
- Impressive open plan kitchen
- Large private garden
- uPVC double glazing
- Arranged over three floors
- Desirable location
- Driveway and garage
- En-suite shower room
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? 2020

How old is the boiler and when was it last inspected? Gas central heating

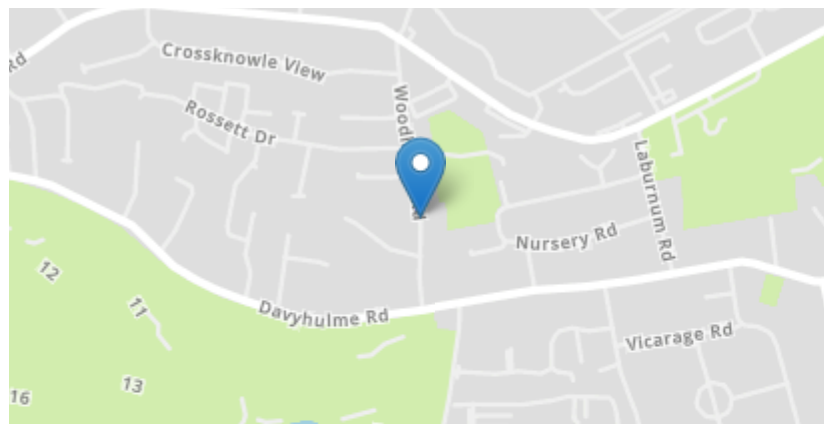
When was the property last rewired? 2020

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Loft and rear extension

Reasons for sale of property? Downsize

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>		
(69-80) <b>C</b>		
(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		
	62	76
EU Directive 2002/91/EC		
England, Scotland & Wales		

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