



AWARDED FOR  
MARKETING | SERVICE | RESULTS



DAVYHULME ROAD  
DAVYHULME

OFFERS OVER

£310,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



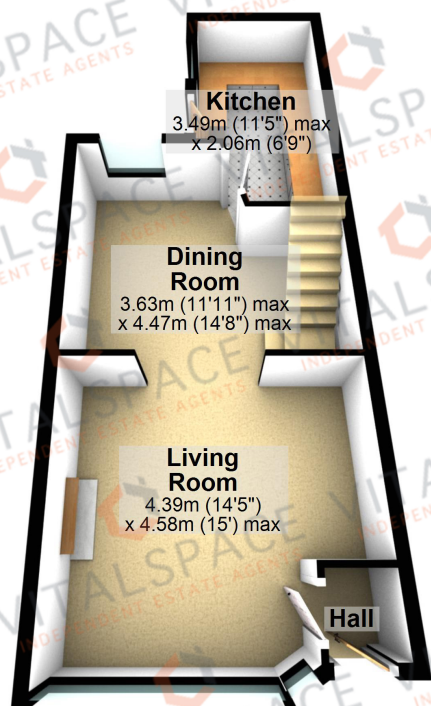
## Davyhulme Road, Davyhulme, M41 7BS

**\*\*VIDEO TOUR\*\* - \*\*SPACIOUS PERIOD HOME\*\* - \*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this spacious THREE BEDROOM end period terrace property situated on the always popular Davyhulme Road. This highly desirable property would be ideal for a first time buyer and in brief the deceptively spacious accommodation comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room which opens into a spacious dining room with a fitted kitchen beyond. To the first floor there are THREE BEDROOM and a modern three piece white bathroom. Externally to the front of this property, a walled and gated low maintenance garden can be found whilst to the rear, there is large paved patio area which leads into a south facing garden enclosed by timber fenced boundary. Further benefits of this enviable terrace home include a newly installed air source heat pump and uPVC double glazing. Ideally located within walking distance of local amenities, including Davyhulme Golf Club, Trafford General Hospital, highly regarded school and only five minutes drive to the M60 Ring Road and the Trafford Centre. An internal inspection is highly recommended to truly appreciate this period home. Contact VitalSpace to arrange a viewing or for further information.





Ground Floor



First Floor



## Features

- Three bedrooms
- End terrace property
- No onward chain
- Air source heat pump
- Enclosed south facing garden
- uPVC double glazing
- Highly desirable location
- Convenient for amenities
- Modern bathroom
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2001

Tenure: Freehold

Newly installed air source heat pump with programmable room thermostats

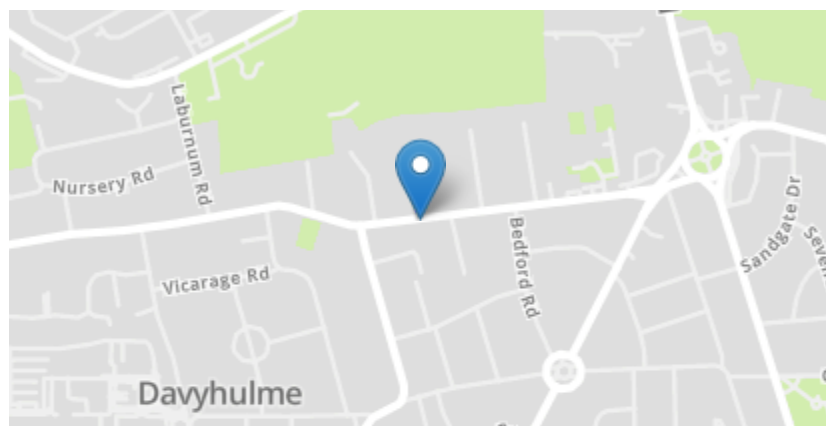
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let property

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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(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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