



WOODHOUSE ROAD  
DAVYHULME

£435,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

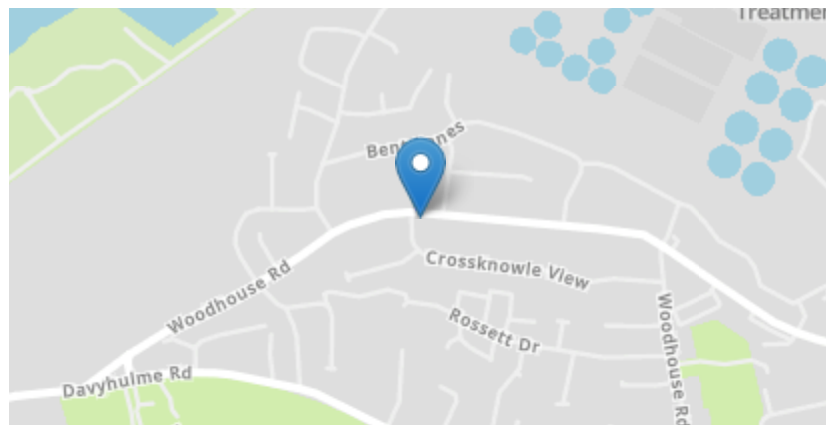
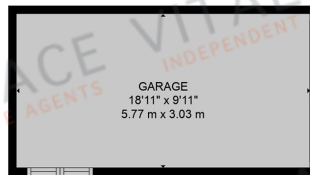
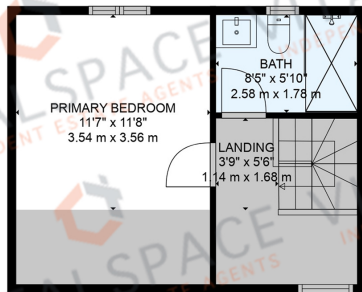
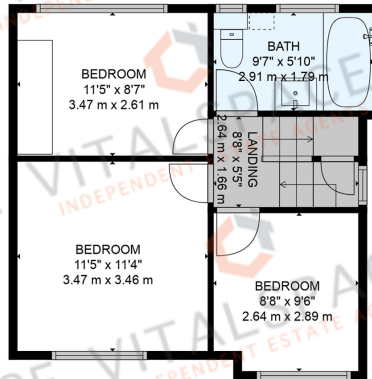
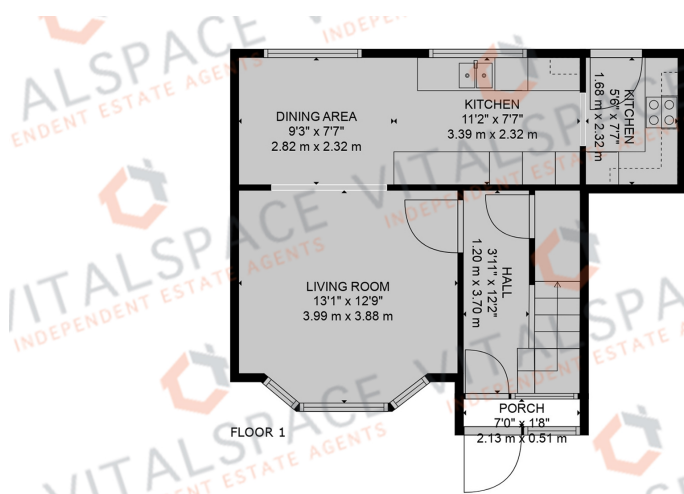


# Woodhouse Road, Davyhulme, M41 7NT

**\*\*VIDEO TOUR\*\* - \*\*IMMACULATE EXTENDED FAMILY HOME\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this well presented **FOUR BEDROOM** extended detached property situated on a large corner plot in a popular residential area. Located on the ever-desirable Woodhouse Road in Davyhulme, this attractive family home has been comprehensively refurbished and extended by our clients and benefits from tastefully presented accommodation arranged over three floors. In brief, the accommodation comprises; a warm and welcoming entrance hallway, a spacious bay-fronted living room which opens into a dining room, leading into an impressive 16ft recently fitted kitchen, complete with a comprehensive range of wall and base units incorporating a host of integrated appliances alongside granite worksurfaces. On the first floor, you'll find three generously sized bedrooms alongside a luxury tiled three piece bathroom with a shower over bath combination. Stairs rise up from the first floor landing into a professionally converted dormer loft room which creates the master bedroom suite. This enviable suite benefits from double uPVC glass inset doors opening onto a glass balustrade balcony and is serviced by a tiled en-suite shower room. Externally, this property is positioned on a generously sized garden plot. To the front of the property, a tegula block paved driveway provides off-road parking for multiple vehicles. To the rear, a landscaped South facing rear garden can be found mainly laid to lawn with a paved patio area ideal for alfresco dining during those summer months. A timber gate to the side of the property opens to provide further off road parking and leads up to a useful detached garage. Additional benefits of this desirable home include a new roof in 2021, an electrical re-wire in 2015 and a regularly serviced gas central heating system. This family home is conveniently situated for several popular schools, amenities and transport links, with Urmston Retail Park just around the corner, along with access to both the M60 and M62. Contact VitalSpace Estate Agents to arrange an internal inspection.







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>	67	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Features

- Four bedrooms
- Detached family home
- Mature gardens
- Driveway and garage
- Private corner plot
- Extended accommodation
- Arranged over three floors
- Luxury family bathroom
- New roof in 2021
- Viewing strongly advised

## Frequently Asked Questions

How long have you owned the property for? Since 2015

When was the roof last replaced? New roof in 2021

How old is the boiler and when was it last inspected? Gas central heating - serviced in 2022

When was the property last rewired? Yes, electrical rewire in 2015

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Yes, loft dormer extension

Reasons for sale of property? Change of area

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.

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