



IONA WAY  
DAVYHULME

OFFERS OVER

£315,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



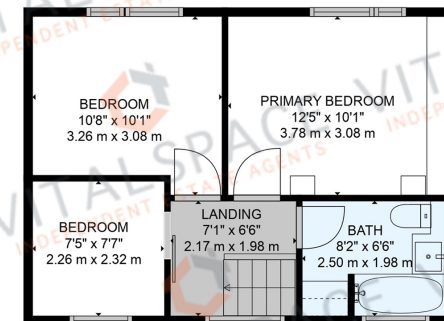
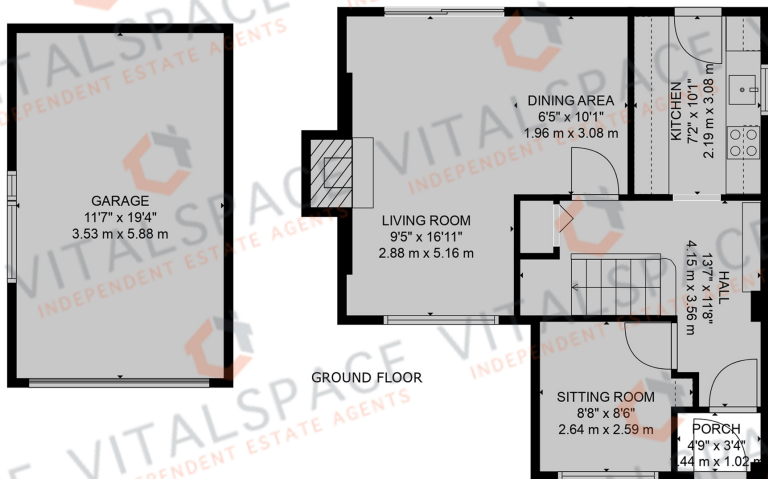
## Iona Way, Davyhulme, M41 7FY

**\*\*VIDEO TOUR\*\* - \*\*EXTENDED ACCOMMODATION\*\* -**

VITALSPACE ESTATE AGENTS are pleased to bring to the sales market this spacious three bedroom semi detached home located on the ever popular Iona Way in Davyhulme. Being one of the larger properties on the estate, this home offers spacious living accommodation ideal for any growing family. Approached via a large paved driveway providing excellent off road parking, this family home offers tastefully presented accommodation which briefly comprises; a warm and welcoming entrance hallway, a versatile sitting room / study, a generously sized L shaped living dining room and a modern fitted kitchen. To the first floor, a shaped landing provides entry into three generously sized bedrooms and a contemporary tiled bathroom with a shower over bath combination. Externally, the spacious paved driveway continues to the side of the property leading up to a detached garage to the rear with a up and over garage door. The rear garden itself is South facing with a large block paved patio and a lawned garden complimented by flower beds housing a selection of mature plants and bushes. A further patio can be found at the end of the garden, ideal for entertaining guests. Located within a popular, residential area ideal for local amenities including the Trafford Centre, highly regarded schooling and offers excellent transport links to and from the City Centre, Trafford Centre and Salford Quays. Please kindly contact VitalSpace Estate Agents to arrange an internal inspection.







## Features

- Three spacious bedrooms
- Semi detached property
- Two reception rooms
- Modern fitted kitchen
- Private driveway and garage
- Extended accommodation
- Excellent family home
- Convenient for amenities
- South facing rear garden
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2018

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating. Serviced January 2025

When was the property last rewired? Not during ownership

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Front extension pre purchase

Reasons for sale of property? Relocate

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		
	57	76
EU Directive 2002/91/EC		
England, Scotland & Wales		

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