



DAVYHULME ROAD  
DAVYHULME

OFFERS OVER

£475,000

 2 BEDROOMS

 2 BATHROOMS

 4 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

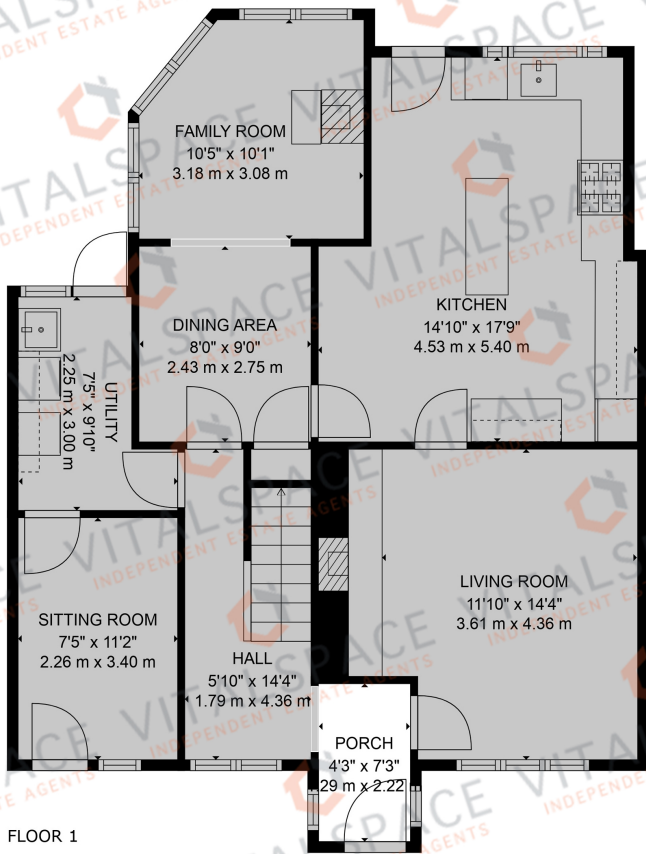


## Davyhulme Road, Davyhulme, M41 7DL

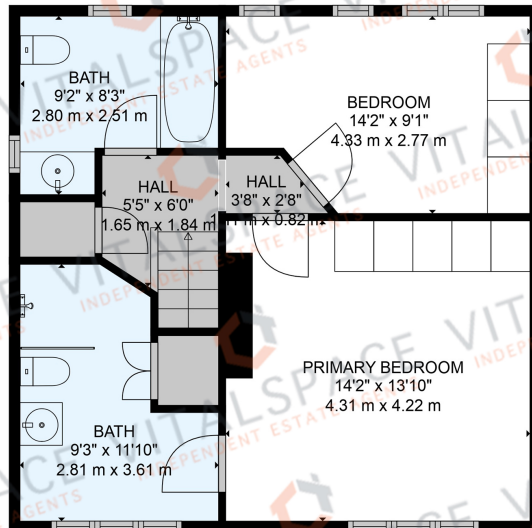
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer to the sales market a rare opportunity to purchase this deceptively spacious, traditional period cottage built over 200 years ago situated on one of Davyhulme's most desirable roads. Set back from Davyhulme Road, 'Holly Cottage' must be one of the area's most iconic properties with its unique appearance and a host of character features. Originally built as a three bedroom dwelling but now reconfigured to become a spacious TWO DOUBLE BEDROOM home which could easily be converted back to its original three bedroom layout if required. The current versatile accommodation briefly comprises; porch, a warm and welcoming entrance hallway, a generously sized living room, a large multi purpose breakfast kitchen with a feature 'Aga' cooker, a well proportioned dining room and a conservatory overlooking the rear garden. A useful utility room and home office/study completes the ground floor accommodation. Stairs rise to the first floor level where two generously sized double bedrooms can be found, the master benefiting from an ensuite three piece wet room. A traditional three piece family bathroom services the second bedroom complete with a bath, WC and hand wash basin. Externally, as mentioned, this property is set back from Davyhulme Road behind wrought iron gates yielding excellent privacy. A block paved driveway gives excellent off road parking facilities alongside a shaped lawned garden. To the rear, without doubt, one of the main attracting features of this stunning home is the superb garden with two patio's, both ideal for alfresco dining during those summer months alongside several purpose built outbuildings, all with electricity suitable for a variety of uses. Well maintained and conveniently situated within easy reach of Davyhulme Golf Course, within catchment of several popular School, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, this property is positioned within close proximity to the motorway network and just 15 minutes walk from Flixton train station. Contact VitalSpace Estate Agents on to arrange a viewing appointment.







FLOOR 1



FLOOR 2

## Features

- Two double bedrooms
- Attractive cottage
- Versatile reception rooms
- Large gated driveway
- Secluded gardens
- Highly desirable location
- Over 200 years old
- Reconfigured layout
- Large spacious breakfast kitchen
- Viewing highly recommended

## Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Pre purchase

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

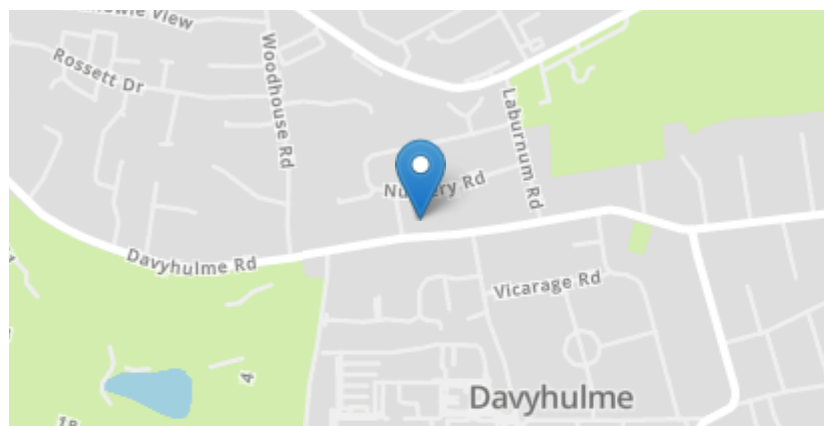
When was the property last rewired? Pre purchase

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Kitchen and conservatory - pre purchase

Reasons for sale of property? Relocation

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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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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