



CANTERBURY ROAD  
DAVYHULME

£450,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Canterbury Road, Davyhulme, M41 0SF

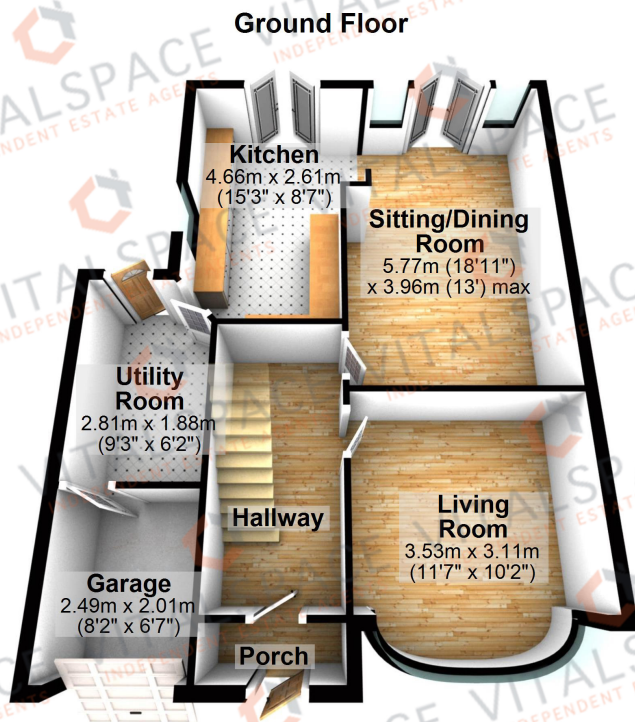
**\*\*NO ONWARD CHAIN\*\* - \*\*A STUNNING CONTEMPORARY FAMILY HOME\*\*** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this beautiful presented **THREE BEDROOM** extended semi detached family residence situated on the ever popular 'Canterbury Road' development. This property has been presented to the highest of standard making an internal inspection highly recommended. In brief the extended accommodation comprises; a warm and welcoming entrance hallway, bay fronted living room, a sitting room which opens into a dining area with double doors leading out into the rear garden. The dining area opens into a stunning open plan high gloss kitchen fitted with a range of integrated appliances. A utility room and storage garage can also be found to the ground floor level. To the first floor, a light and airy landing provides access into three well proportioned bedrooms alongside a three piece bathroom. Externally, to the front of the property, a paved driveway provides off road parking. To the rear, two sets of double doors open out into a sophisticated low maintenance garden with a paved patio area ideal for a table and chairs during those summer months. This property is conveniently situated











## Features

- Three Bedrooms
- Semi detached property
- Open plan dining kitchen
- Useful utility room
- Extended accommodation
- Highly desirable location
- No onward chain
- Driveway and garage
- Low maintenance gardens
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for?

When was the roof last replaced?

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

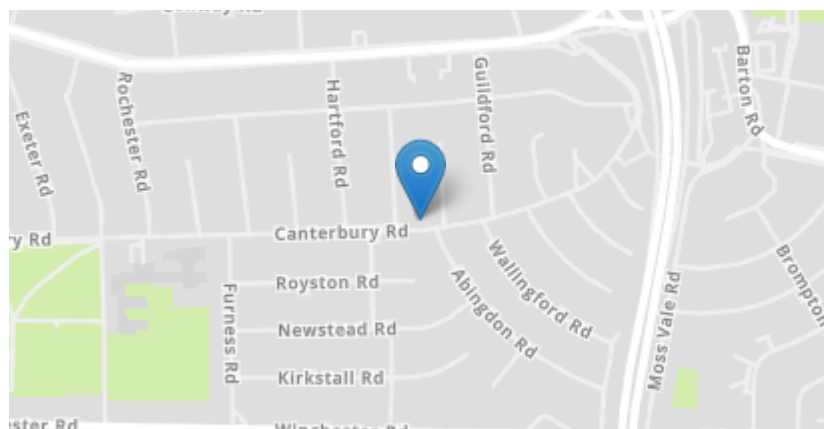
When was the property last rewired? Electric certificate in place

Which way does the garden face? North facing rear garden

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

Reasons for sale of property? Sale of a rental 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(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		
EU Directive 2002/91/EC		
England, Scotland & Wales		

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.