



WELBECK AVENUE
DAVYHULME

OFFERS OVER

£475,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



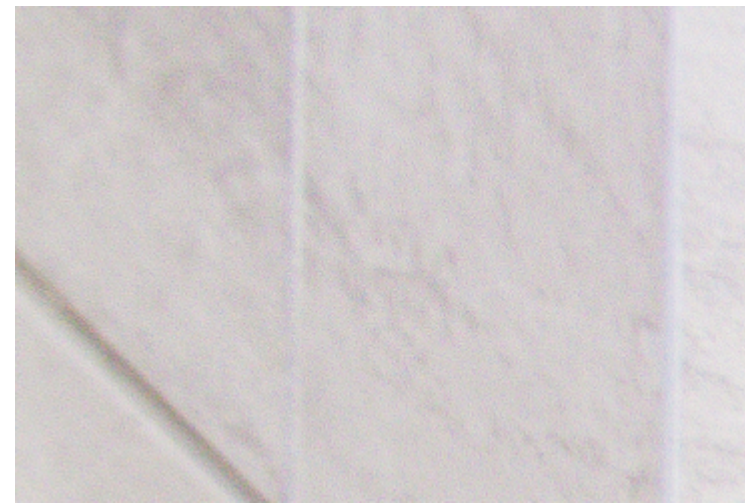
VITALSPACE
INDEPENDENT ESTATE AGENTS

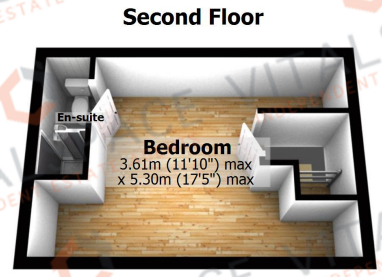
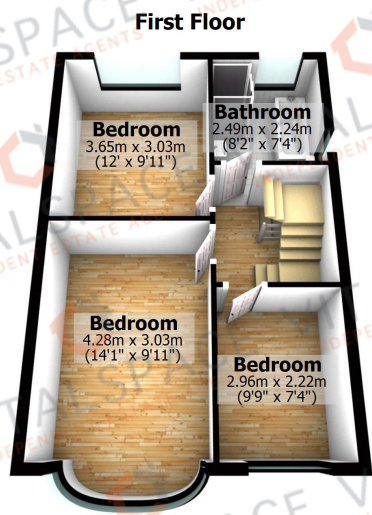
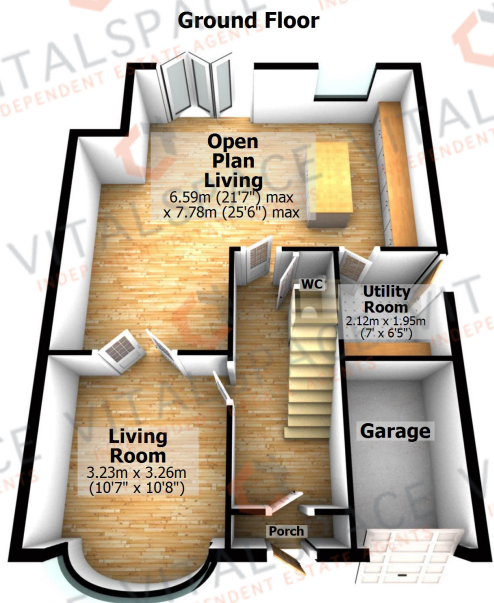


Welbeck Avenue, Davyhulme, M41 0GJ

****STUNNING OPEN PLAN DINING KITCHEN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented extended FOUR BEDROOM detached family home situated on a quiet cul-de-sac in the ever popular 'Canterbury Road' development. Arranged over three floors, this spacious property has been comprehensively refurbished by our clients and briefly comprises; porch, a welcoming entrance hallway, a bay fronted living room with double doors opening into an impressive open plan dining/sitting/kitchen space with bi-folding doors leading out into the landscaped rear garden. The kitchen itself is fitted with a range of handleless wall, base and cabinet units with contrasting quartz worksurfaces alongside a central island with space for seating. A useful downstairs WC and a utility room completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three bedrooms and a luxury four piece tiled family bathroom. A staircase rises up from the first floor landing to a fourth bedroom located within a professionally converted loft space. There is also the added benefit of a three piece en-suite shower room accessed via the converted loft room. Externally to the front of the property, there is a gated dual entry block paved driveway providing ample off road parking which leads up to an attached storage garage. To the rear, there is a beautifully landscaped garden with a large 'Indian' stone patio area and a shaped lawned garden with timber fenced boundaries. Additional features include gas central heating and uPVC double glazing. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools in the area for children of all ages. For commuters, the property is within walking distance of Urmston train station and has excellent access to the motorway network. An internal inspection is essential to avoid disappointment. Contact VitalSpace Estate Agents for further information.







Features

- Four bedrooms
- Detached property
- Arranged over three floors
- Cul-de-sac location
- Driveway and garden
- Recently refurbished
- Stunning open plan Kitchen
- Converted loft room
- Luxury tiled bathroom
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced?

How old is the boiler and when was it last inspected? Gas central heating - serviced March 2023

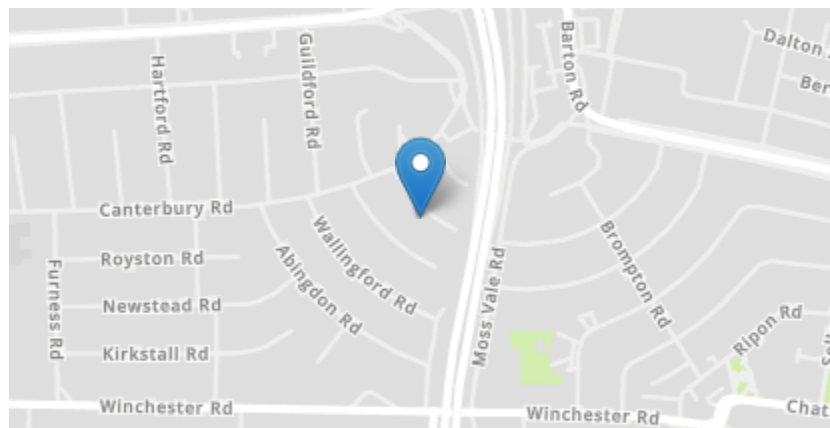
When was the property last rewired? Kitchen re-wired in 2019

Which way does the garden face? North East facing rear garden

Are there any extensions and if so when were they built? Kitchen in 2019 - loft convert pre purchase

Reasons for sale of property? Downsize

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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