



LOSTOCK ROAD  
DAVYHULME

£375,000

 4 BEDROOMS

 1 BATHROOM

 4 RECEPTIONS

 BAND C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Lostock Road, Davyhulme, M41 0TN

VITALSPACE ESTATE AGENTS are delighted to offer for sale this significantly extended, well presented FOUR BEDROOM semi detached family residence situated on a popular tree lined Davyhulme road. Ideal for any growing family, in brief the tastefully decorated accommodation comprises; a welcoming hallway, bay fronted living room which opens into a generously sized dining room, a spacious dining kitchen, a downstairs WC and a conservatory. A converted garage provides a third reception room ideal for use as a further reception room / home office or playroom. To the first floor, a shaped landing provides entry into four well proportioned bedrooms alongside a spacious four piece bathroom suite. Externally to the front there is a large paved driveway providing ample off road parking along with a pleasant lawned garden. To the side there is a gated paved patio area with space for two garden sheds. To the rear there is an elevated paved patio ideal for a table and chairs during those summer months with steps which leads down onto a lawned garden, shaped for privacy. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network. Contact VitalSpace Estate Agents to arrange an internal inspection.





### Ground Floor



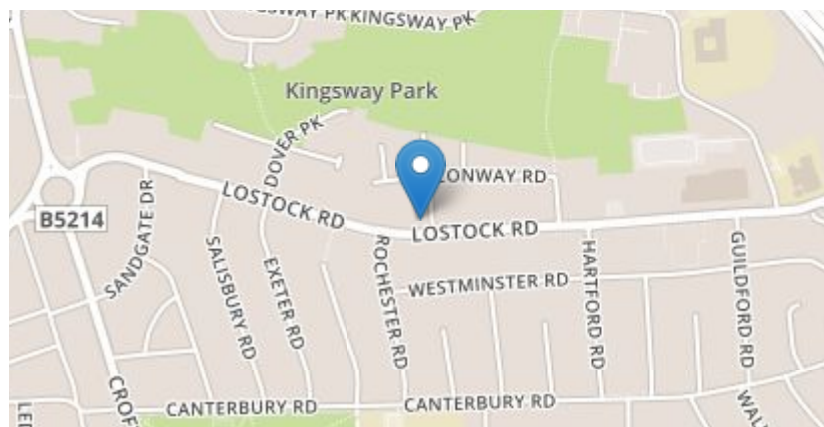
### First Floor



## Features

- Four bedrooms
- Semi detached property
- Significantly Extended Property
- Four Reception Rooms
- Large dining kitchen
- Useful downstairs WC
- Conveniently Located
- Excellent Driveway Parking
- uPVC double glazing
- Gas central heating

## Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	73	83
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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.