



CROFTS BANK ROAD  
DAVYHULME

£335,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 BAND C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Crofts Bank Road, Davyhulme, M41 OUT

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well appointed THREE BEDROOM semi detached family residence situated just a short distance from Urmston town centre. Ideally situated close to the ever growing amenities, this property offers spacious accommodation arranged over two floors and briefly comprises; a warm and welcoming entrance hallway, a well proportioned bay fronted living room, a dining room with double doors that lead out into the rear garden. The dining room itself opens into a recently fitted contemporary high gloss kitchen complete with a range of handleless units with quartz worksurfaces. A useful downstairs WC completes the ground floor accommodation. To the first floor, a landing provides entry into three well proportioned bedrooms and a luxury three piece tiled wet room. Externally, to the front of the property, a gated block paved driveway provides off road parking for several vehicles. To the rear, a large patio provides ample space for a table and chairs with a shaped lawned garden beyond enclosed by timber fenced boundaries. 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, this property is positioned within walking distance of Urmston train station and has excellent access to the motorway network. This property is a credit to our clients and an internal inspection is highly recommended. Contact VitalSpace to arrange your viewing appointment.

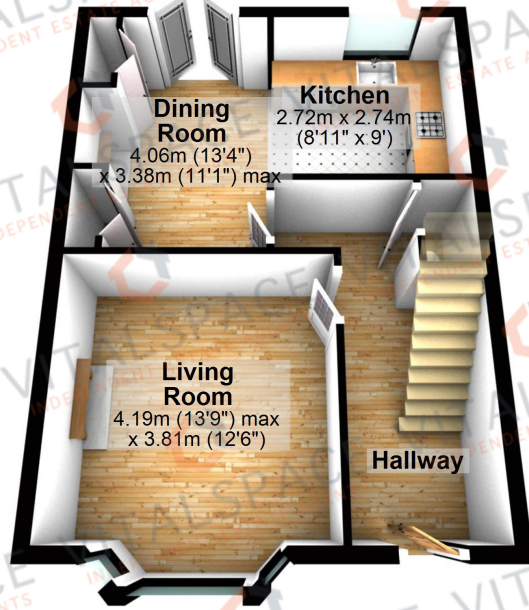








## Ground Floor



## First Floor



## Features

- Three Bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Stunning open plan Kitchen
- Driveway and private gardens
- Convenient location
- Luxury wet room
- Close to Davyhulme Park
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 5 years, 5 months

When was the roof last replaced? Unknown

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

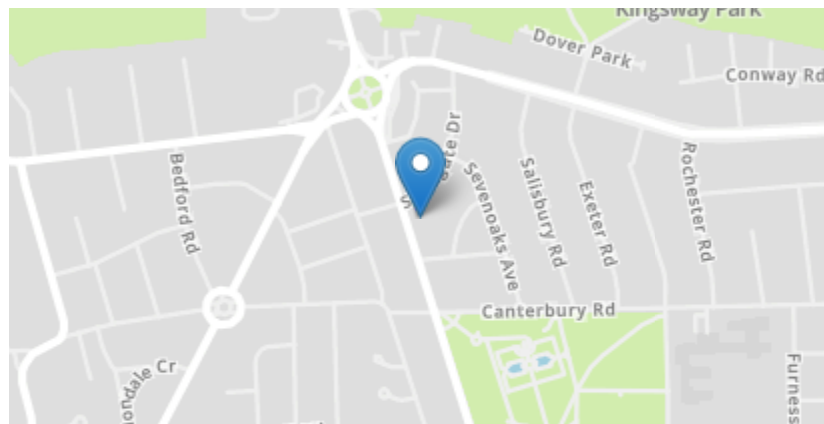
When was the property last rewired? Yes, re-wire in December 2018

Which way does the garden face? East facing rear garden

Newly fitted bathroom and kitchen in 2022

Reasons for sale of property? Upsize and 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	75
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		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.