



WIDECOMBE CLOSE  
DAVYHULME

£185,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Widcombe Close, Davyhulme, M41 7WP

**\*\*QUIET CUL DE SAC LOCATION\*\* - \*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this TWO BEDROOM, first floor apartment which benefits from its own private entrance, a secluded rear garden and no service charges. In brief the accommodation comprises of a private entrance which leads into a hallway with stairs rising up to an L-shaped living/dining room, a fitted kitchen, the two well proportioned bedrooms and a white three piece shower room. Further benefits of this apartment is a annually inspected gas central heating system, uPVC double glazing and no onward chain. Externally there is a designated parking space and further visitor spaces whilst to the rear there is a low maintenance garden. Ideal for a wide variety of buyers and investors alike. Ideally located within walking distance of local amenities, including Davyhulme Golf Club, Trafford General Hospital, highly regarded school and only five minutes drive to the M60 Ring Road and the Trafford Centre. Contact VitalSpace Estate Agents to arrange an internal inspection.



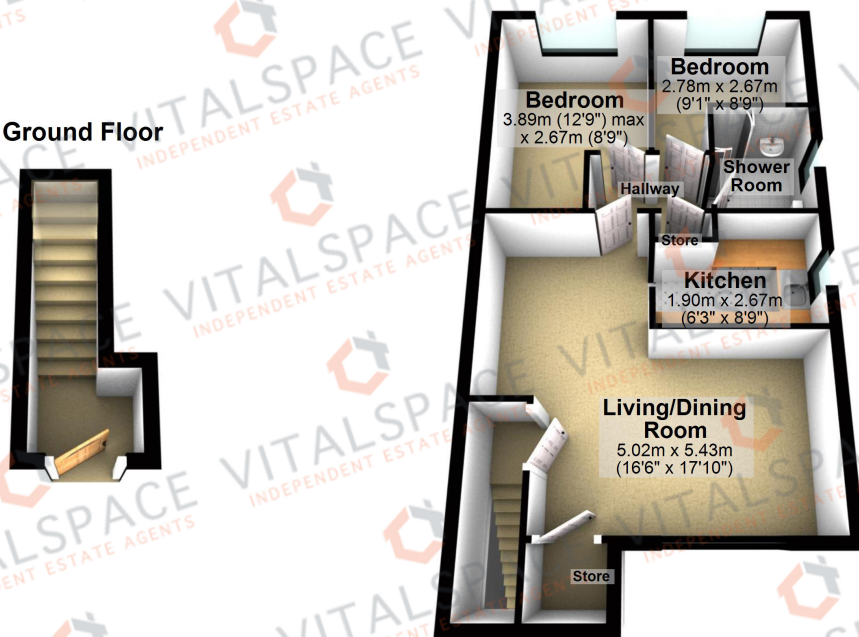






Ground Floor

First Floor



## Features

- Two bedrooms
- First floor apartment
- Private entrance door
- Dedicated car parking
- No onward chain
- No service charges
- uPVC double glazing
- Gas central heating
- Secluded garden
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 1991

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

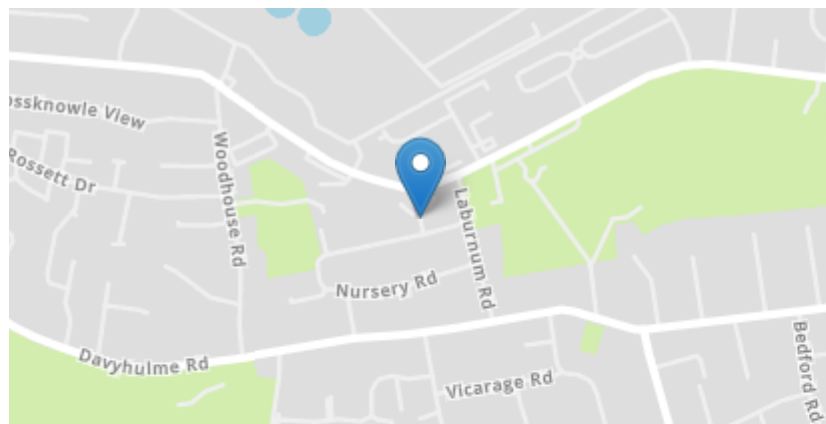
When was the property last rewired? EICR in place

Which way does the garden face? North facing garden

The property is leasehold with a 999 year lease from 12th November 1982. Ground rent payable £40 per annum.

Reasons for sale of property? Sale of buy to let 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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