



LOSTOCK ROAD  
DAVYHULME

£425,000



3 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Lostock Road, Davyhulme, M41 0SY

**\*\*OPEN PLAN CONTEMPORARY KITCHEN\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this immaculately presented, significantly extended **THREE BEDROOM** semi detached family home located on a desirable tree lined road in Davyhulme. 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 is within walking distance of Urmston train station and has excellent access to the motorway network. In brief, this tastefully decorated property comprises; porch, a welcoming entrance hallway, a bay fronted living room which opens into a good sized dining room alongside an impressive 'L shaped' open plan breakfast kitchen. The kitchen itself is fitted with a host of high gloss wall and base units with a range of integrated appliances including an oven, integrated microwave, wine cooler and a dishwasher. The breakfast kitchen itself opens into a sitting area with double doors leading out into the rear south facing garden. A downstairs WC completes the ground floor accommodation. To the first floor, a split level landing provides entry into four good sized bedrooms, alongside a modern four piece tiled family bathroom with a separate shower cubicle. Externally, this property is situated on a generously plot with a walled driveway to the front of the property providing excellent off road parking facilities. To the rear, an exceptionally private garden can be found with a paved patio area providing a suitable space for alfresco dining during those summer months leading onto a lawned garden with timber fenced boundaries. Further benefits of this stunning family home include gas central heating and uPVC double glazing. Contact VitalSpace Estate Agents to arrange an internal viewing or for further information.

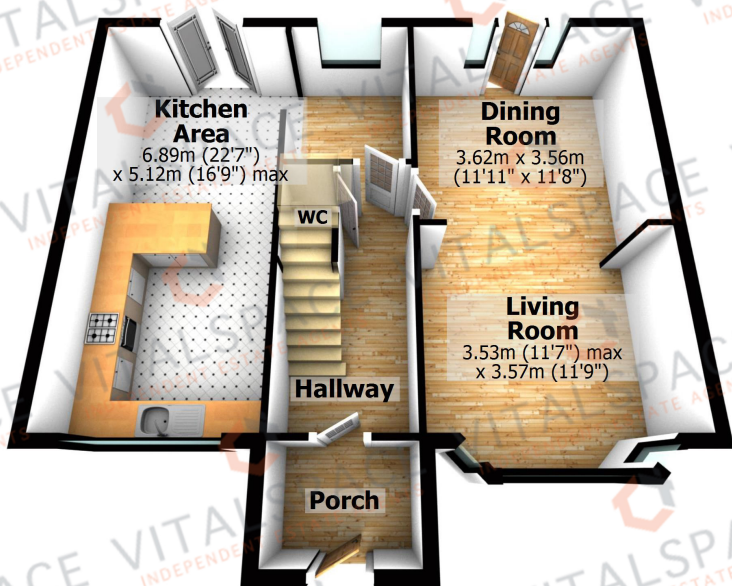








**Ground Floor**



**First Floor**



## Features

- Three bedrooms
- Semi detached property
- Three reception rooms
- Tree lined location
- Impressive open plan kitchen
- Extended accommodation
- Downstairs WC
- Driveway and garden
- Fully refurbished
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2019

When was the roof last replaced? Not during ownership

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

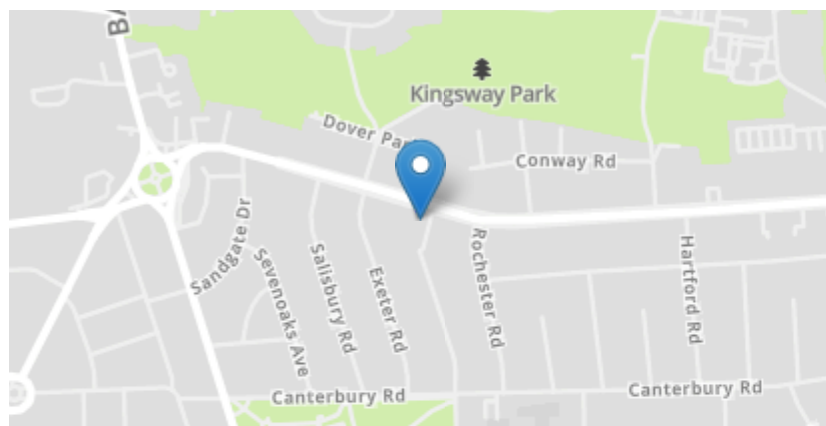
When was the property last rewired? Updated electrics but no re-wire

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Garage conversion in 2020

Reasons for sale of property? Upsize

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	81
EU Directive 2002/91/EC		
England, Scotland & Wales		

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