



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**OVERALL WINNER**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

LINKS RISE  
DAVYHULME  
OFFERS OVER  
**£500,000**

-  4 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  EPC GRADE:- D

  
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

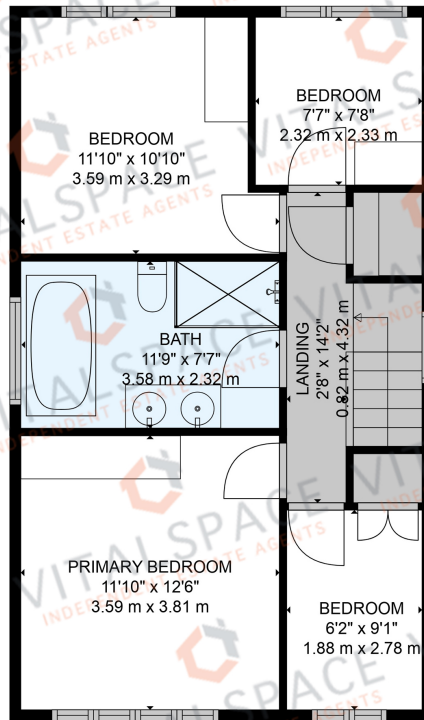
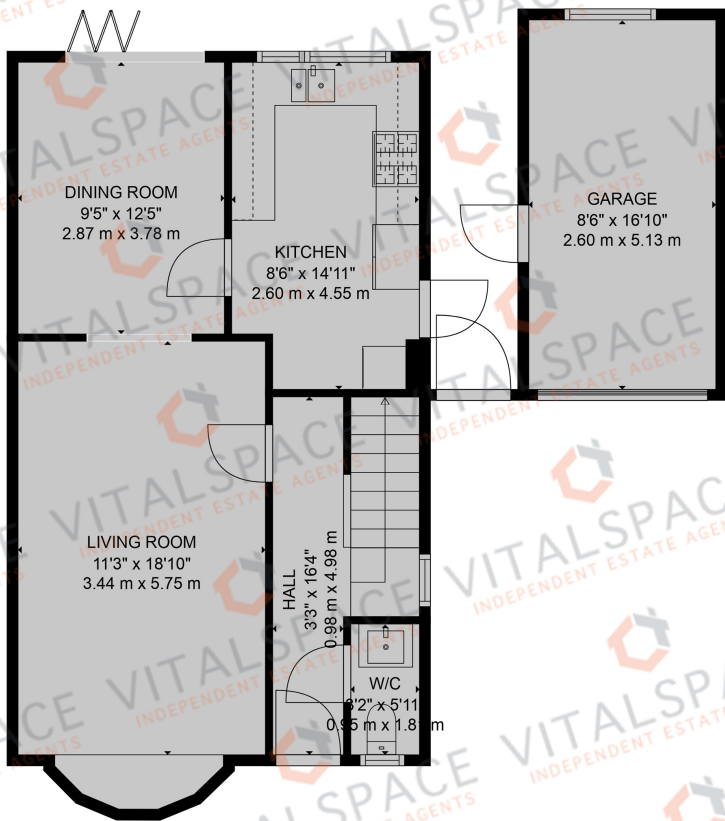


# Links Rise, Davyhulme, M41 8GB

**\*\*DETACHED RESIDENCE IN A PRESTIGIOUS LOCATION\*\*** - VitalSpace Estate Agents are delighted to bring to the market an extremely desirable FOUR BEDROOM bay fronted DETACHED family property situated on the ever sought after Links Rise, just off Davyhulme Road. This well presented home has been comprehensively refurbished in recent years and would be ideal for a growing family looking for spacious living in a quiet cul-de-sac. In brief the attractive accommodation comprises; a warm and welcoming entrance hallway, a recently renovated downstairs WC, a generously sized bay fronted living room, a modern fitted kitchen and a dining room with bi-folding doors opening out into the magnificent, landscaped rear garden. To the first floor there are FOUR well proportioned bedrooms as well as an immaculately presented luxury four piece bathroom with a separate shower cubicle and a double ended slipper bath. Externally the property benefits from a paved driveway which offers ample off road parking facilities and in turn leads up to a useful detached brick built garage. To the rear there is a SOUTH FACING tiered, mainly lawn garden with a large paved patio area suitable for alfresco dining during those summer months. Located just off Davyhulme Road, the Links Rise development has always proven popular given its quiet cul-de-sac position. Further benefits of this highly desirable family home include window shutters in the living room, a boarded loft space with power and lighting and updated electrics. This property is conveniently situated within easy reach of Davyhulme Golf Course, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property is positioned within close proximity to the motorway network. Contact VitalSpace Estate Agents to arrange a viewing appointment.







## Features

- Four bedrooms
- Detached family home
- Recently renovated
- Quiet Davyhulme location
- Driveway and garage
- South facing garden
- Luxury tiled bathroom
- Updated electrics
- Downstairs WC
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since July 2019

When was the roof last replaced? No, we've added dry verve and drip trays since ownership

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

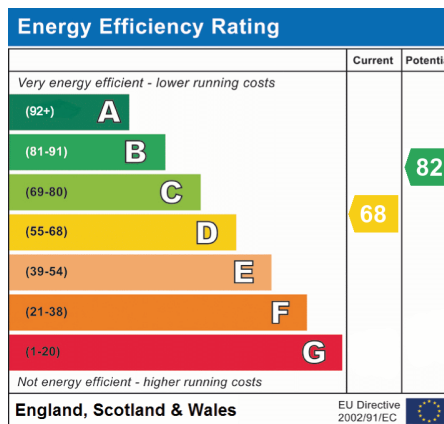
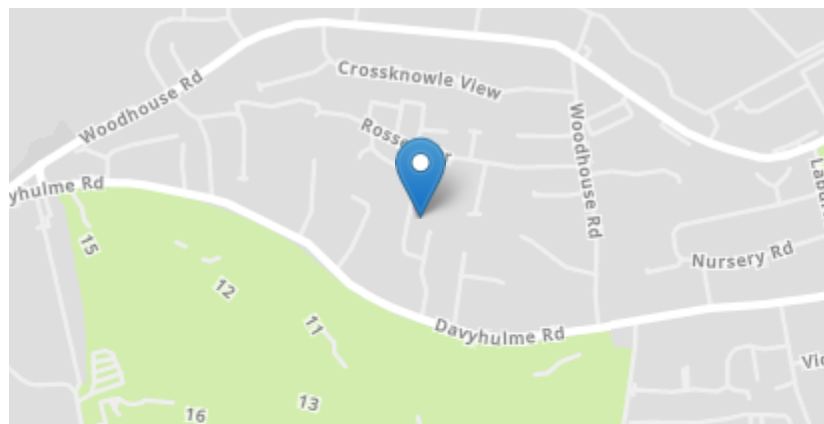
When was the property last rewired? Rewired apart from kitchen and 4th bedroom

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Downsizing

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.



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