



RIPLEY CRESCENT
DAVYHULME

£385,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



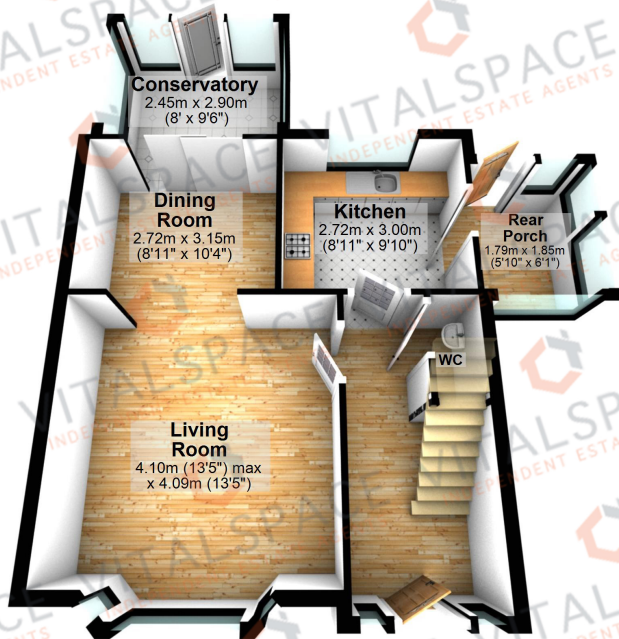
Ripley Crescent, Davyhulme, M41 8PH

****SECLUDED CORNER PLOT WITH A LARGE GARDEN** - **LOFT CONVERSION** - **OVERLOOKING NATURE RESERVE** -**
VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented EXTENDED THREE BEDROOM semi detached property situated in a quiet popular area of Davyhulme. This spacious property benefits from gas central heating and double glazing and the well presented accommodation briefly comprises; entrance hallway, bay fronted living room, a well proportioned dining room, a uPVC conservatory, a good sized fitted kitchen and a rear uPVC porch. To the first floor there are three spacious bedrooms alongside a three piece bathroom suite and a separate WC. Stairs rise from the third bedroom into a converted loft space, ideal for a variety of purposes. Externally there is ample off road parking to the front of the property leading up to wrought iron gates to the side. A larger than average detached double garage can be found to the rear of the property alongside well maintained secluded gardens with a good sized paved patio area backing onto open fields. Further benefits of this attractive home include double glazing and a gas central heating system. 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. Offered for sale with no onward chain, contact VitalSpace Estate Agents to arrange an internal inspection.





Ground Floor



First Floor



Second Floor



Features

- Three spacious bedrooms
- Semi detached property
- Double glazing
- Gas central heating
- uPVC conservatory
- Converted loft space
- Open aspect rear views
- Secluded garden plot
- Large detached garage
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? Yes, pre ownership

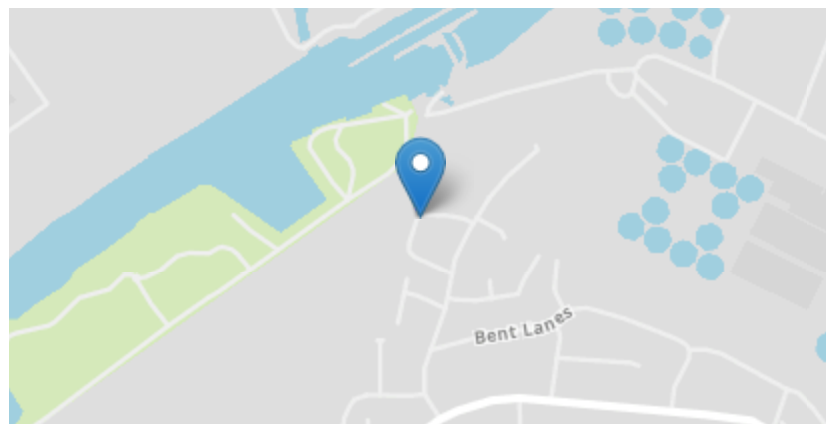
How old is the boiler and when was it last inspected? Gas central heating

Which way does the garden face? facing rear garden

Are there any extensions and if so when were they built? Conservatory pre purchase

Reasons for sale of property? Moving with partner

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	82
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.