



LINKS RISE  
DAVYHULME

OFFERS OVER

£500,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



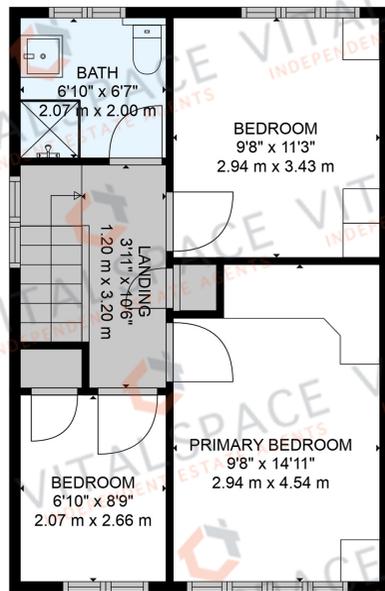
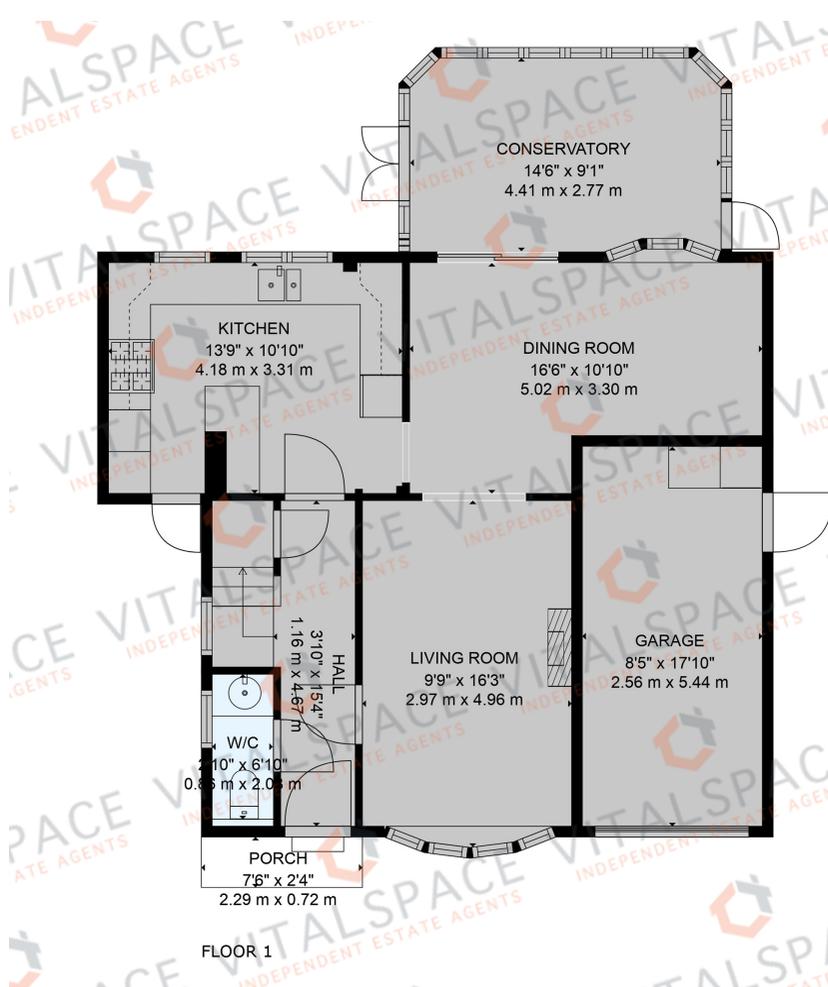
## Links Rise, Davyhulme, M41 8GB

**\*\*DETACHED RESIDENCE IN A PRESTIGIOUS LOCATION\*\* - **\*\*VIDEO TOUR\*\*** -**

VitalSpace Estate Agents are delighted to bring to the market an extremely desirable THREE BEDROOM bay fronted DETACHED property situated on the ever sought after Links Rise, just off Davyhulme Road. This well presented home offers an abundance of space throughout and would make an ideal family home. Updated by our clients in recent years, the attractive accommodation comprises; a warm and welcoming entrance hallway, a conveniently positioned downstairs WC, a generously sized bay fronted living room, and a 16ft spacious dining room with sliding doors opening into a well proportioned uPVC conservatory overlooking a magnificent, rear garden. The hub of this desirable home is the extended breakfast kitchen complete with a host of wall and base units with contrasting worksurfaces, integrated appliances, and a breakfast bar with space for seating. To the first floor there are three well proportioned bedrooms as well as an immaculately presented tiled three piece shower room. Externally this property benefits from a block paved driveway which offers ample off road parking facilities and in turn leads up to an attached brick built garage with an up and over garage door. To the rear there is a mature, landscaped, mainly lawn garden with a large raised deked 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. 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

- Three bedrooms
- Detached family home
- Quiet cul de sac location
- Extended breakfast kitchen
- uPVC conservatory
- Three reception rooms
- Downstairs WC
- Driveway and garage
- Immaculate condition
- Viewing highly advised

## Frequently Asked Questions

How long have you owned the property for? Since May 2006

When was the roof last replaced? Garage roof in 2006

How old is the boiler and when was it last inspected? Gas central heating - new boiler in Feb 2024

When was the property last rewired? No

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? Kitchen 2006 / Conservatory in 2002 (previous owner)

Reasons for sale of property? Downsize

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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