



BENT LANES  
DAVYHULME

OFFERS OVER

£450,000

 4 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

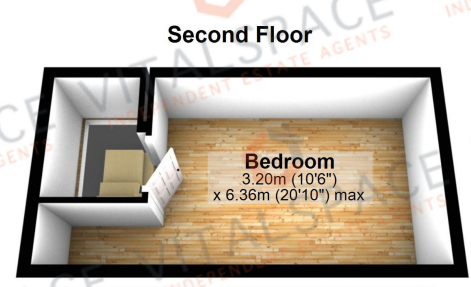


# Bent Lanes, Davyhulme, M41 8NY

**\*\*VIDEO TOUR\*\* - \*\*IMPRESSIVE FAMILY HOME\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this superbly presented, significantly extended **FOUR BEDROOM** semi detached property situated within a popular residential area close to both Davyhulme Road and Woodhouse Road. Arranged over three beautifully designed floors, this impressive **FOUR BEDROOM** semi detached home offers the perfect balance of modern living and family functionality. Tucked away in a sought after Davyhulme location, just moments from local amenities, schools, and transport links, it's a home that truly fits the rhythm of busy life. From the moment you walk through the door, you're welcomed by a bright and inviting hallway that sets the tone for what's to come. The bay fronted living room provides a cosy yet elegant retreat, perfect for those relaxing evenings or quiet weekends. At the heart of the home is a stunning open plan kitchen and dining space, designed for both entertaining and everyday living. With sleek cabinetry, integrated appliances, and a sociable breakfast bar, it's a space where cooking, dining, and catching up all come together seamlessly. The flow continues into a light filled uPVC conservatory, opening out onto a beautifully landscaped south facing garden, perfect for summer gatherings or simply enjoying a morning coffee. A conveniently placed utility room and downstairs WC completes the ground floor accommodation. Stairs rise up to a shaped first floor landing with entry into three generously sized bedrooms, each thoughtfully designed with fitted wardrobes, alongside a luxury, tiled three piece family bathroom with a wall hung vanity unit and shower over bath combination. Stairs rise to the second floor where a cleverly converted loft space can be found, a perfect versatile double bedroom complete with bespoke cabinetry and a workspace, ideal for guests, teenagers, or working from home. Externally, to the front of the property, there is an excellent sized concrete imprinted driveway providing off road parking facilities which leads up to a garage with up and over garage door. To the rear, an enclosed landscaped **SOUTH FACING** garden and a decorative patio area creates a perfect space for outside entertaining during those summer months. This property is also warmed by a gas heating system with a combination boiler, uPVC double glazed windows and an electrical re-wire in 2018. Positioned just off Woodhouse Road, this impressive family home is conveniently situated for several popular schools, amenities and transport links with Urmston Retail Park just around the corner along with access to the M60 & M62.







## Features

- Four spacious bedrooms
- Semi detached property
- Extended accommdation
- Open plan dining kitchen
- Driveway and garage
- Arranged over four floors
- Utility and downstairs WC
- Highly convenient location
- Perfect family home
- South facing landscaped garden

## Frequently Asked Questions

How long have you owned the property for? 9 years

When was the roof last replaced? Not during ownership

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

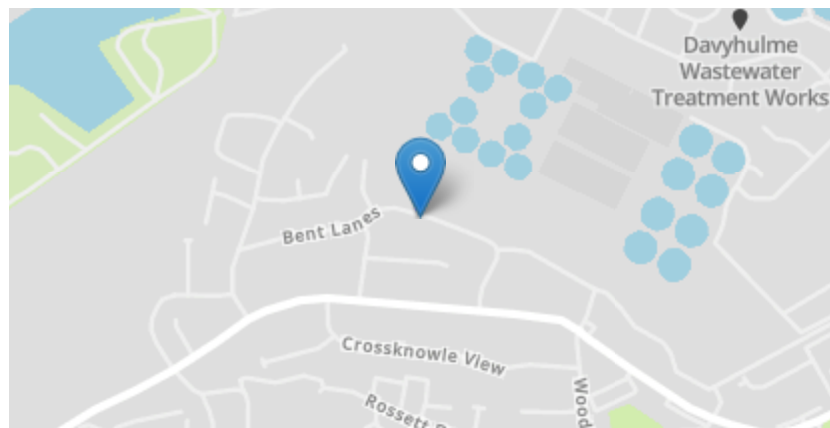
When was the property last rewired? rewired in 2018

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Conservatory and porch - 2018

Reasons for sale of property? Change of location

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			
		63	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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