



ROMLEY ROAD  
DAVYHULME

£425,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Romley Road, Davyhulme, M41 0TJ

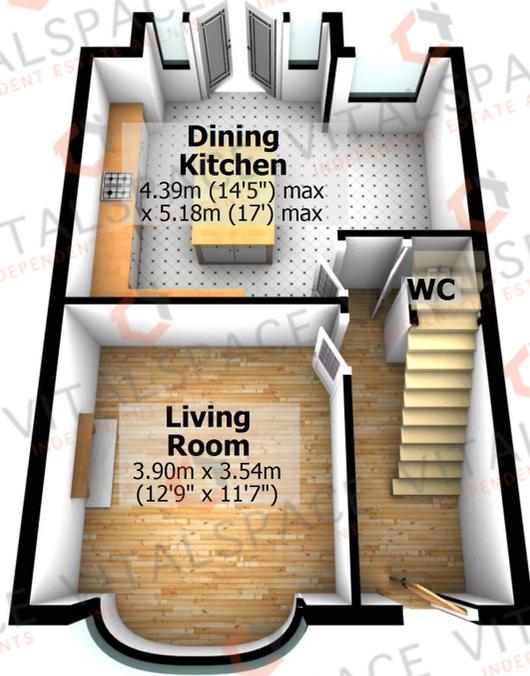
**\*\*VIDEO TOUR\*\* - \*\*EXCELLENT CONDITION\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this beautifully appointed immaculately presented THREE BEDROOM detached family home situated on a highly desirable Davyhulme cul-de-sac. The property is uPVC double glazed and warmed by gas central heating. This superb property offers spacious living accommodation enhanced in recent years by our clients and briefly comprises; a warm and welcoming entrance hallway, a bay fronted living room with a bespoke media wall with an feature fire below. An impressive open plan dining kitchen forms the hub of this home complete with a range of wall and base units with granite worksurfaces incorporating a range of integrated appliances including a dishwasher, microwave and fridge/freezer. A central breakfast island and inset Belfast sink partitions the room and opens into a dining area providing ample space for a table and chairs if required. A downstairs WC can be found beneath the staircase and completes the ground floor accommodation. Stairs rise up to a shaped first floor landing where three generously sized bedrooms can be found alongside a fully tiled three piece contemporary bathroom furnished with a range of luxury fittings with a shower over bath combination, LED spotlighting and even added luxury of an inset mirror TV. Eternally, to the front of the property, a recently laid resin bound driveway offering excellent off road parking facilities. The side of the property can be accessed through the double gates whilst to the rear, a mainly lawned garden can be found with well stocked borders and paved patio areas. This is a rare opportunity to acquire a property maintained to an exceptional standard. 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 offers excellent access to the motorway network. Contact VitalSpace Estate Agents to reserve your viewing appointment.





## Ground Floor

## First Floor



## Features

- Quiet Davyhulme location
- Three bedrooms
- Detached family home
- Immaculate condition
- Open plan dining kitchen
- Luxury bathroom with TV
- Stunning media wall
- Enclosed rear garden
- Useful downstairs WC
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2021

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? Not during ownership

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? No

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.

**Tel:** 0161 747 7807

**Email:** [sales@vitalspace.co.uk](mailto:sales@vitalspace.co.uk)

**Web:** [www.vitalspace.co.uk](http://www.vitalspace.co.uk)

**22 Flixton Road, Urmston,  
Manchester, M41 5AA**

