



BENBECULA WAY
DAVYHULME

£275,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Benbecula Way, Davyhulme, M41 7FR

****VIDEO TOUR** - **EXCELLENT CONTEMPORARY PRESENTATION** -**
VITALSPACE ESTATE AGENTS are thrilled to present this delightful THREE BEDROOM semi-detached property, situated on the always popular Benbecula Way in Davyhulme. The property has been meticulously maintained by our vendors, ensuring that it is in move-in condition with tasteful décor and a modern presentation throughout. The location of the property is ideal, being close to all local amenities and superb schooling. The accommodation comprises of a welcoming entrance porch, a spacious living room, and a modern open plan kitchen/dining room. The kitchen itself is fitted with a range of shaker style wall and base units with contrasting worksurfaces and opens into a dining area with ample space for a table and chairs if required. uPVC double doors lead from the dining area out into the west facing rear garden. To the first floor, there are three generously sized bedrooms and a modern three-piece bathroom with a shower over bath combination. The property benefits from double glazing and gas central heating. Externally, to the front of the property, there is a paved, fenced garden shared driveway leading to the detached garage. To the rear, there is a West facing, low maintenance garden with a paved patio area ideal for external dining during those summer months alongside an artificial lawned grassed area. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents to arrange an internal inspection.

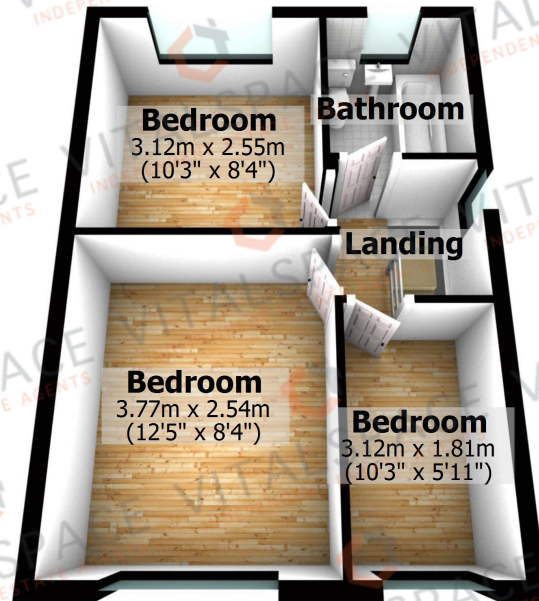




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Immaculate condition
- Open plan dining kitchen
- Immaculate presentation
- Ideal first purchase
- West facing rear garden
- Shared driveway and garage
- Modern tiled bathroom
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 2 years

When was the roof last replaced? No

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

When was the property last rewired? No

Which way does the garden face? West facing rear garden

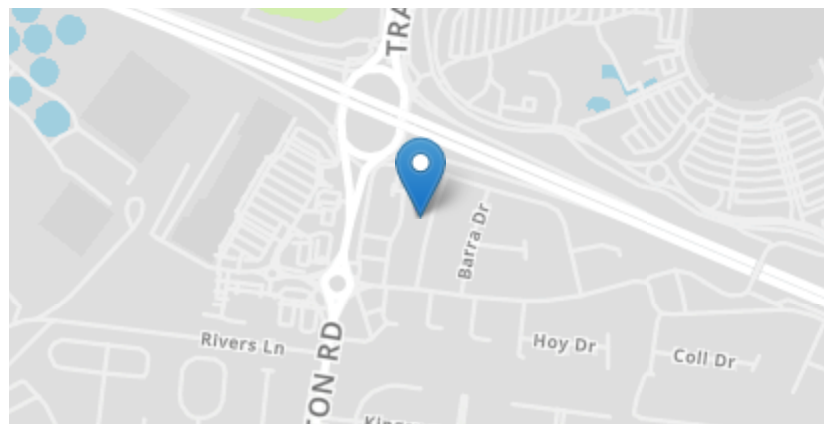
Are there any extensions and if so when were they built? No

Reasons for sale of property? Needs 4 bedrooms

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 | | | |
| (92-100) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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