



FURNESS ROAD
DAVYHULME

£450,000

 4 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



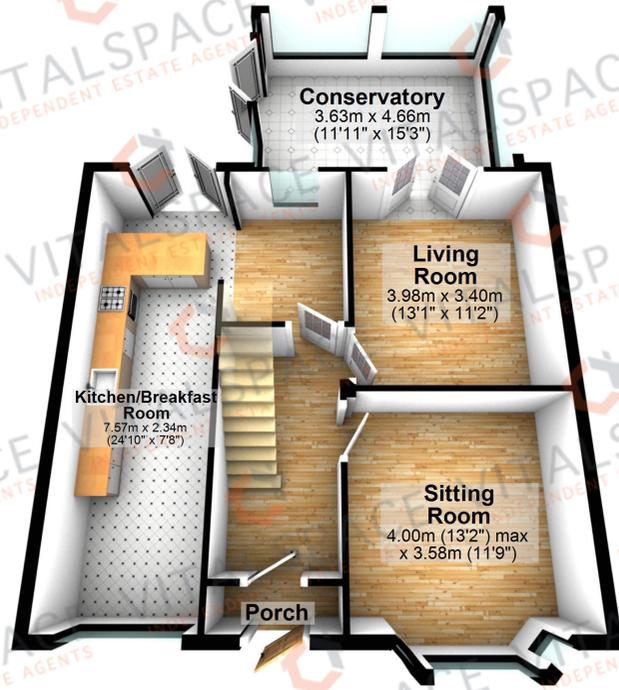
Furness Road, Davyhulme, M41 0UQ

****OVERLOOKING SCHOOL FIELDS** - **SPACIOUS FAMILY HOME** - **VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are delighted to present this stunning and spacious FOUR BEDROOM semi detached family home, ideally located on the ever popular Furness Road in Davyhulme. From the moment you step inside, you are welcomed by a bright and spacious entrance hallway that sets the tone for the rest of this beautifully presented home. To the front, there is a stylish bay fronted sitting room, tastefully decorated to offer both comfort and sophistication. Moving towards the rear, you will find a living room with uPVC doors that open into a large, light-filled conservatory, the perfect space to unwind while enjoying picturesque views over the school playing fields to the rear. The hub of this home is a stunning, extended breakfast kitchen fitted with a range of high gloss grey wall and base units, wood effect worktops and a comprehensive range of integrated appliances, making it both practical and stylish for modern living. Upstairs, the shaped landing provides access to four generously sized bedrooms, an additional office/study area, and a contemporary family shower room complete with a luxurious walk in rain shower, an ideal retreat after a busy day. Externally, the rear garden is a true highlight, offering uninterrupted views over the school playing fields to the rear. A large decking area and a well maintained lawn make this a perfect spot for alfresco dining and summer entertaining. To the front, a block paved driveway provides ample off road parking for multiple vehicles. This wonderful home is located within easy reach of highly regarded local schools, including Canterbury Road School and Day Nursery, Davyhulme Primary School, and Davyhulme Park. Residents will also benefit from nearby access to local shops, supermarkets, restaurants, and excellent transport links. A truly exceptional family home in a prime location, early viewing is highly recommended.





Ground Floor



First Floor



Features

- Four spacious bedrooms
- Semi detached property
- Extended accommodation
- Overlooking School fields
- Highly desirable area
- Three reception rooms
- Modern extended kitchen
- Contemporary bathroom
- Ideal family home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 24 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? Yes, updated consumer unit in 2018

Which way does the garden face? South facing rear garden overlooking school fields

Are there any extensions and if so when were they built? Garage Conversion into Kitchen - July 2018 - Side extension pre ownership

Reasons for sale of property? Downsizing

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 | | 82 |
| (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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