



BEST
ESTATE AGENT GUIDE
AWARDS 2023
OVERALL WINNER
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

ABINGDON ROAD
DAVYHULME

£400,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 BAND C



VITALSPACE
INDEPENDENT ESTATE AGENTS

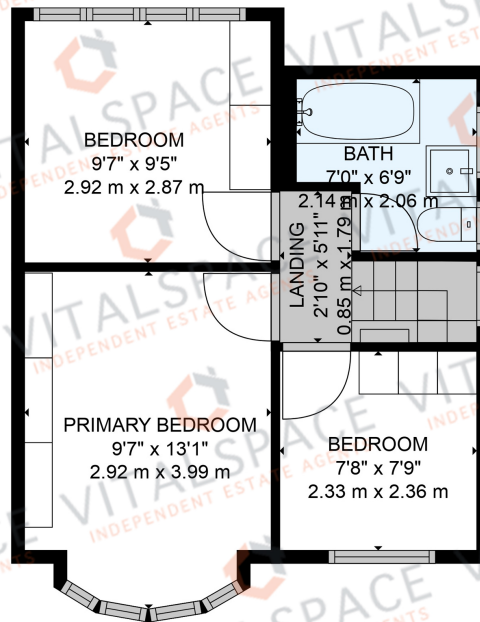
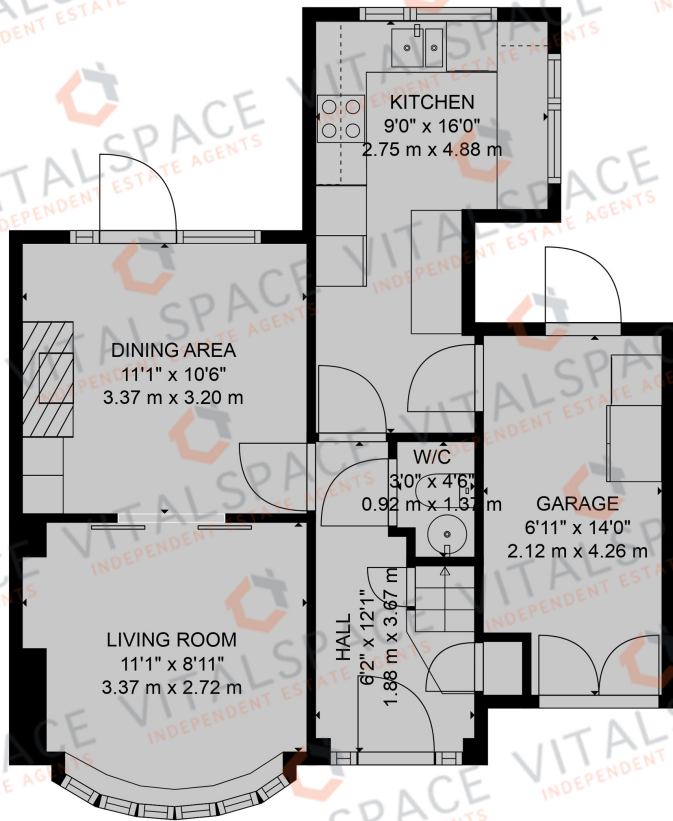


Abingdon Road, Davyhulme, M41 0GN

****VIDEO TOUR** - **EXTENDED KITCHEN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, enhanced **THREE BEDROOM** semi detached family home situated within the always popular 'Canterbury Road' development in Davyhulme. This highly desirable property offers attractive, extended accommodation arranged over two floors with spacious living accommodation updated in a contemporary style. In brief, the accommodation comprises; a warm and welcoming entrance hallway, a well proportioned bay fronted living room with sliding doors opening into a generously sized dining room with double doors opening out into the a landscaped rear garden. A stunning, extended kitchen comes complete with a comprehensive range of 'Shaker' style wall and base units complimented by contrasting worksurfaces. Access into the integral garage and a useful under stairs downstairs WC completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three spacious bedrooms and a luxury three piece bathroom with a shower over a jacuzzi bath. Externally, to the front of the property is a large gated, concrete imprint driveway provides off road parking leading up to the attached garage. To the rear, an enclosed **SOUTH FACING** landscaped garden can be found laid to lawn with a paved seating area suitable for a table and chairs during those summer months. Further benefits of this tastefully decorated home include an electrical re-wire in 2010, a new roof in 2011, gas central heating and uPVC double glazing. This property is 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. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.







Features

- Three bedrooms
- Semi detached
- South facing garden
- Desirable location
- Extended accommodation
- Driveway and garage
- Modern tiled bathroom
- New roof in 2011
- Close to amenities
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 2015

When was the roof last replaced? Circa 2011

How old is the boiler and when was it last inspected? Gas central heating - serviced 2022

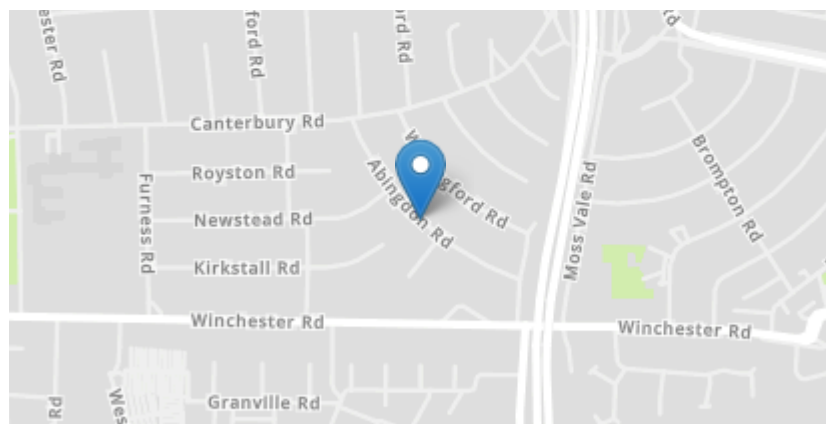
When was the property last rewired? Circa 2010

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Kitchen extension

Reasons for sale of property? Downsize to a bungalow

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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