



PLEASANT DRIVE
DAVYHULME

£925,000

 5 BEDROOMS

 4 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS



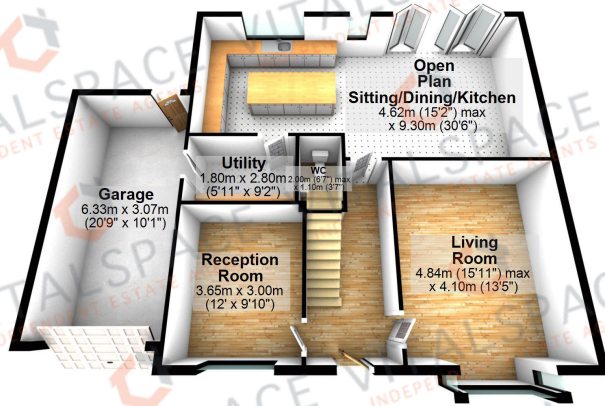
Pleasant Drive, Davyhulme, M41 8RU

****VIDEO TOUR**** - A fantastic opportunity to purchase a spacious, detached executive family home nestled on a quiet cul-de-sac just off Davyhulme Road. This property is designed to the highest specification and complimented further by a stunning open plan kitchen and an impressive master bedroom suite with dressing room and en-suite bathroom. The opulent living accommodation finished to an uncompromising specification and is one of eight recently built properties and offers tastefully presented accommodation arranged over THREE FLOORS with expansive accommodation extending to approximately 2,626 sqft including FIVE DOUBLE BEDROOMS and an integral 20ft garage. Built in 2017, this exclusive property is finished to an exceptionally high standard, with high quality brand fixtures and fittings, underfloor heating throughout the ground floor, 'Bosch' kitchen appliances, CAT 5 access points, CCTV and Silestone Quartz kitchen worksurfaces. In further detail the accommodation comprises; large welcoming entrance hallway, a generously sized living room with a log burning fire, a second reception room ideal for use as a study or sitting room, a downstairs WC, a breathtaking open plan dining/kitchen/living with a central island and bi-folding doors leading out into the rear garden and a useful utility room with access into an integral garage. A wooden staircase rises to the first floor landing which provides access into four double bedrooms and a luxury three piece family bathroom. Two of the double bedrooms on the first floor level benefit from en-suite shower rooms. A further staircase provides access into an opulent master bedroom suite with an en-suite bathroom and a dressing area complete with a host of fitted bedroom furniture. Externally, this property is positioned on a large plot with gardens to the front, side and rear. This stunning family home is approached via a cobble set driveway which leads up to a traditional Oak porch alongside an integral garage with an Electric up and over door finished in cedar wood. Well established formal lawned gardens can be found to the side and rear of the property housing a selection of mature plants, trees and bushes. An Indian stone patio surrounds the rear of the property and provides a suitable space for alfresco dining during those summer months. This property is offered for sale with the remainder of a 10 year insurance backed structural warranty from LABC Warranty. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.





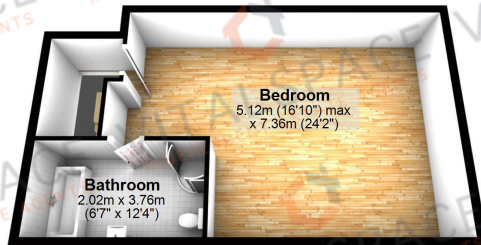
Ground Floor



First Floor



Second Floor



Features

- Five double bedrooms
- Detached Family Home
- 2626 Sqft (244m²)
- Built in 2017
- High Specification Throughout
- Stunning Open Plan Kitchen
- Impressive master bedroom suite
- Arranged over three floors
- Large garden plot
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2021

When was the roof last replaced? Natural slate roof tiles - 2017

How old is the boiler? 2017

When was the property last rewired? 2017

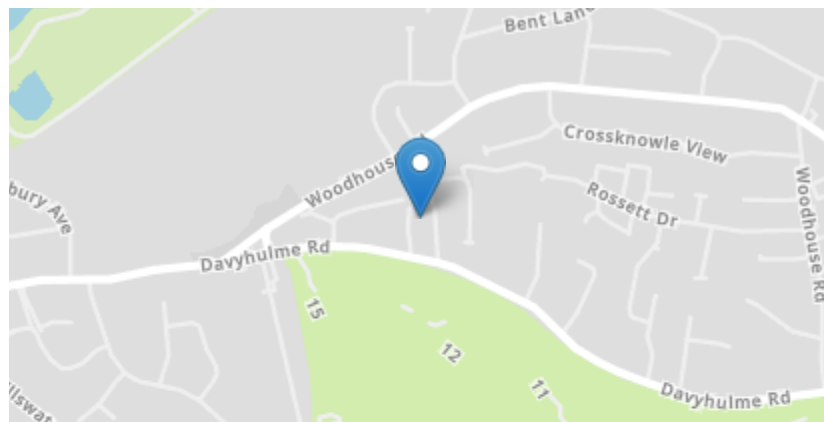
Which way does the garden face? North East and side garden is South

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Purchase a project property

If you would like to submit an offer on this property, please visit our website - 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	86	91
(69-80)	C		
(55-68)	D		
(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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