



EXETER ROAD
DAVYHULME

£335,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS

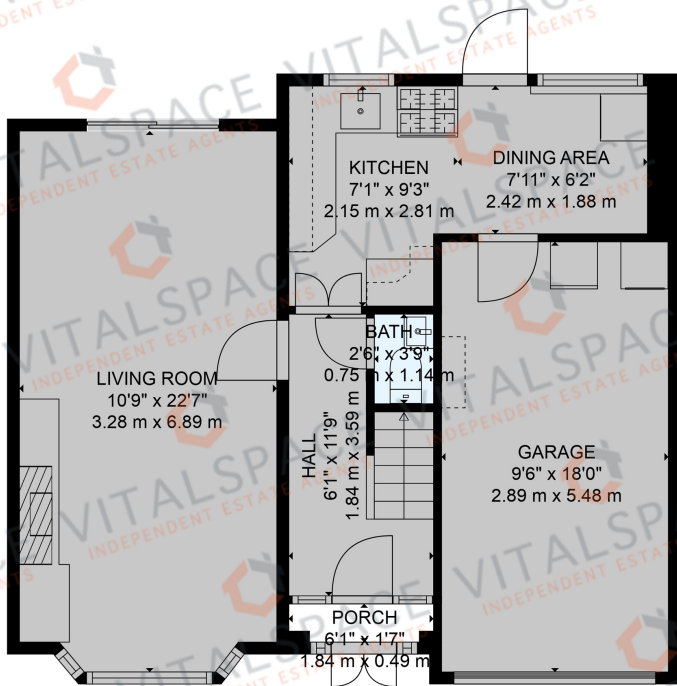


Exeter Road, Davyhulme, M41 0RF

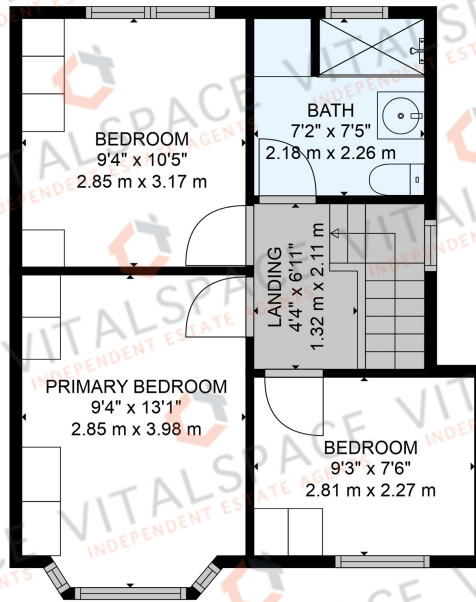
****VIDEO TOUR** - **NO ONWARD CHAIN** - **WALK TO DAVYHULME PARK**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this 1930's THREE BEDROOM semi detached family home located on a quiet Davyhulme road. This desirable family residence is arranged over two floors with spacious living accommodation offering scope to modernise and briefly comprises; a welcoming entrance hallway, a well proportioned bay fronted 22ft living/dining room, a generously sized breakfast kitchen with access out into the rear garden. A useful recently added downstairs WC and access into an integral garage completes the ground floor accommodation. To the first floor there are three spacious bedrooms and a three piece shower room. Externally, to the front of the property, an extensive paved driveway provides excellent off road parking facilities for any growing family and leads up to an attached garage. To the rear, a generously sized East facing garden can be found with a paved patio area which provides a suitable space for alfresco dining. The mature garden itself includes a shaped lawned area with timber fenced boundaries. Further benefits of this desirable home include a gas central heating system, double glazing and is available







FLOOR 1



FLOOR 2

Features

- Three bedrooms
- Semi detached property
- No onward chain
- Gas central heating
- Highly desirable location
- Private rear garden
- Driveway and garage
- Walk to Davyhulme Park
- Viewing essential
- Scope to update

Frequently Asked Questions

How long have you owned the property for? 35 years

When was the roof last replaced? Yes, unsure when

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

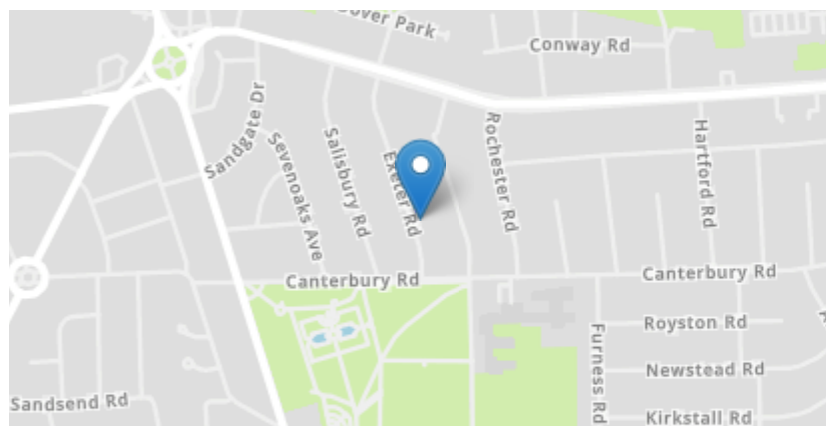
When was the property last rewired? Rewired but sure when

Which way does the garden face? East facing rear garden

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

Reasons for sale of property? Mother moved into a carehome

If you would like to submit an offer on this property, please



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(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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