



TIVERTON ROAD
DAVYHULME

£370,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

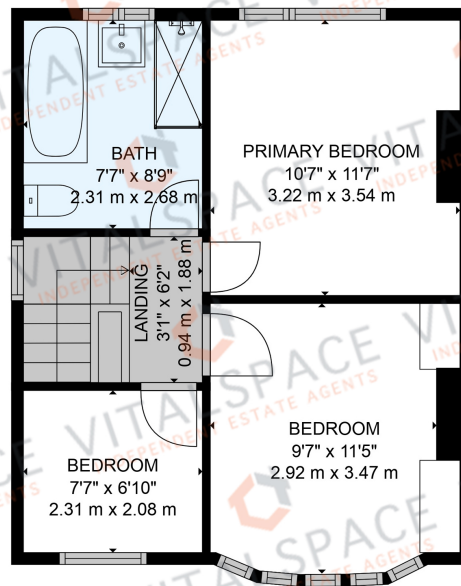
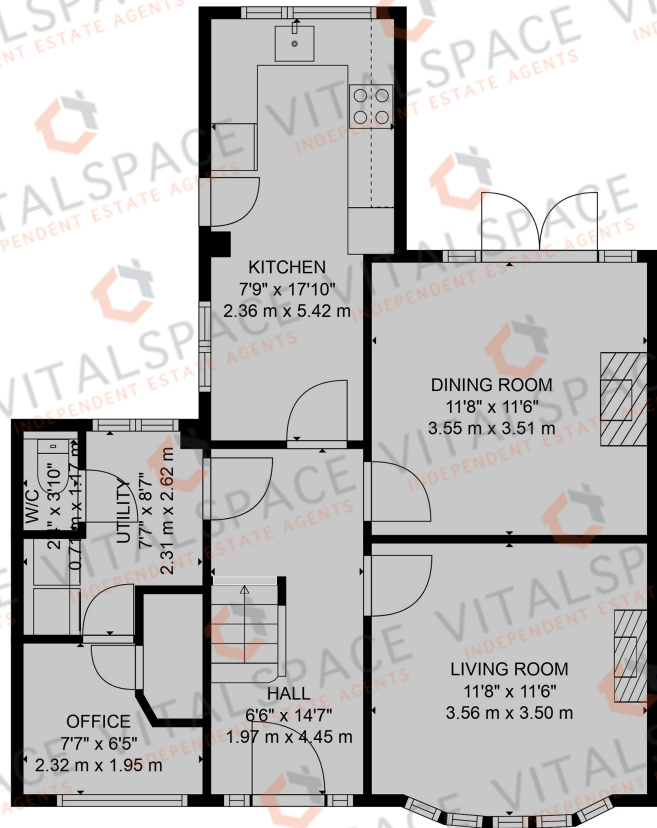


Tiverton Road, Davyhulme, M41 0SA

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, recently refurbished and extended THREE BEDROOM semi detached family home situated within the always popular 'Canterbury Road' development in Davyhulme. This property has been comprehensive refurbished by our clients to exacting standards with extended accommodation arranged over two floors. Offering spacious living accommodation in a contemporary style, this enviable property briefly comprises; a welcoming entrance hallway, a well proportioned bay fronted living room, a generously sized dining room with double doors leading out into the rear garden alongside a stunning breakfast kitchen fitted with a comprehensive range of handleless wall and base units complimented by contrasting worksurfaces. A professionally converted garage can be accessed via the hallway and comprises of a useful utility room, a downstairs WC and a home office. To the first floor there are three spacious bedrooms and a luxury tiled four piece bathroom with a bath and separate shower cubicle. Externally, to the front of the property, there is an extensive paved driveway providing ample off road parking for multiple vehicles. To the rear, a generously sized enclosed rear garden can be found which is mainly laid to lawn with a block paved patio area and timber fenced boundaries. A timber pergola provides a perfect area for alfresco dining during those summer months. Further benefits of this property include a gas central heating system and uPVC double glazing throughout. 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. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network.







FLOOR 1

FLOOR 2

Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Luxury four piece bathroom
- Professionally converted garage
- Utility and WC
- Driveway and garden
- Perfect family home
- Useful home office
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? June 2021

When was the roof last replaced? Before vendor

How old is the boiler and when was it last inspected? Gas central heating / Last Services - before vendor

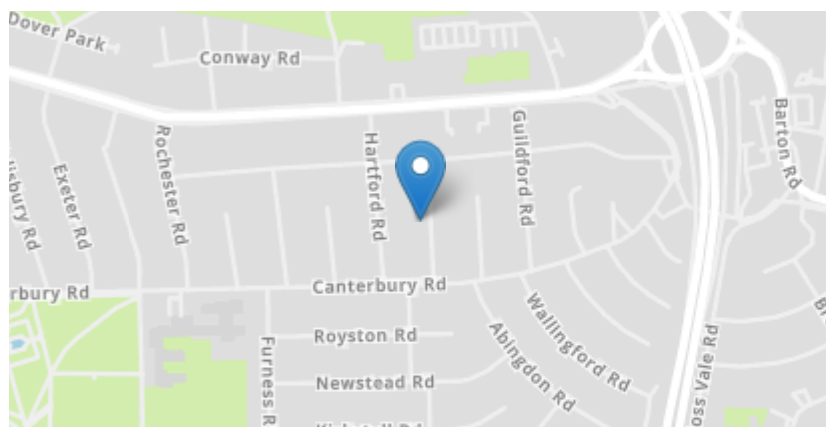
When was the property last rewired? Before vendor

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Garage Conversion 2022

Reasons for sale of property? Purchase of new property

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		
(69-80)	C		
(55-68)	D	64	
(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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