



DAVYHULME ROAD  
DAVYHULME

£650,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 BAND E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



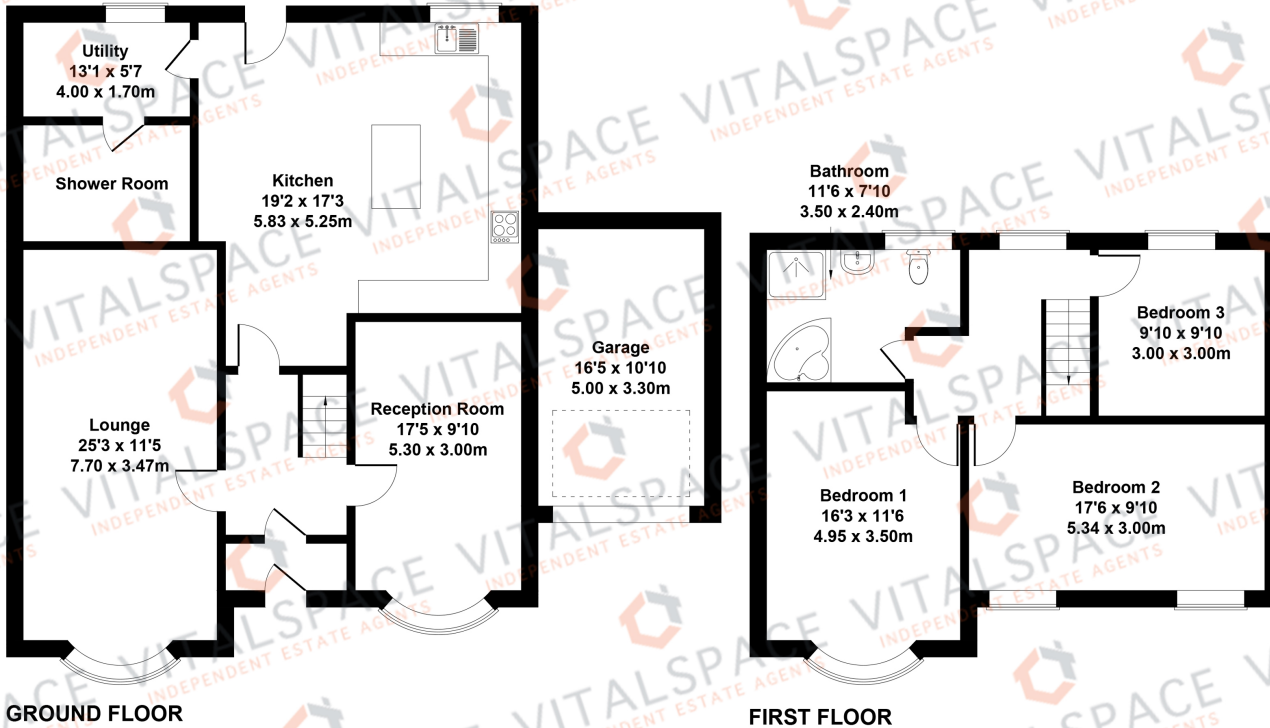
# Davyhulme Road, Davyhulme, M41 7DL

**\*\*PRESTIGIOUS DAVYHULME LOCATION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer to the sales market this rare opportunity to purchase this unique, remodelled **THREE DOUBLE BEDROOM** detached 1850 sqft family home location within arguably on one of the most desirable roads in Urmston. This delightful property would be ideal for any growing family providing reconfigured accommodation arranged over two extensive floors. Approached via a dual entry driveway, the tastefully presented, versatile accommodation benefits from three well proportioned reception rooms alongside an impressive large 17ft dining kitchen. The reception rooms themselves comprises of a large bay fronted room currently used as a sitting room / home office alongside a 25ft formal living room. The kitchen, breakfast, sitting room is a real attracting feature being generous in size with pleasant views over the landscaped walled rear garden. The kitchen itself is fitted with a comprehensive range of high gloss handleless wall and base units incorporating a range of integrated appliances and opens into a good sized dining area with a further sitting area beyond, complimented by bi-folding doors and 'Velux' skylights allowing natural light to flood into the room. A contemporary tiled shower room and utility room complete the ground floor accommodation. Stairs rise to the first floor galleried landing which provides entry into a **THREE** well proportioned double bedrooms and a tiled four piece family bathroom. Externally, as mentioned, this property is set back from Davyhulme Road, approached by an in and out driveway offering excellent parking facilities for multiple vehicles leading up to an attached garage. To the rear, there is a beautifully landscaped, mature garden with an elevated paved patio area perfect for alfresco dining during those summer months. Additional benefits of this tastefully presented home include a gas central heating system with underfloor heating in the kitchen area, updated electrics and uPVC double glazing throughout. 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 Urmston Grammar School. For commuters, this property is positioned with minutes drive the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Approximate Gross Internal Area  
1851 sq ft - 172 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

## Features

- Three double bedrooms
- Detached family residence
- Extended accommodation
- Impressive dining kitchen
- Walled private garden
- Highly regarded location
- Downstairs shower room
- Dual entry paved driveway
- Gas central heating
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 17-10-14

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Gas central heating / underfloor in extension

When was the property last rewired? Which way does the garden face? North West facing rear garden

Are there any extensions and if so when were they built? Yes, 7 years ago - kitcheb

Reasons for sale of property? Downsize

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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