



WOODHOUSE ROAD
DAVYHULME

£400,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

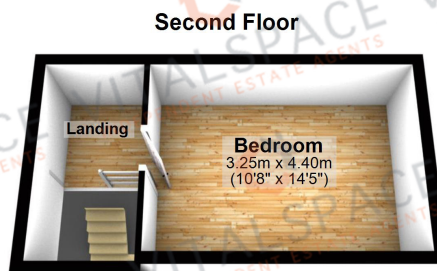
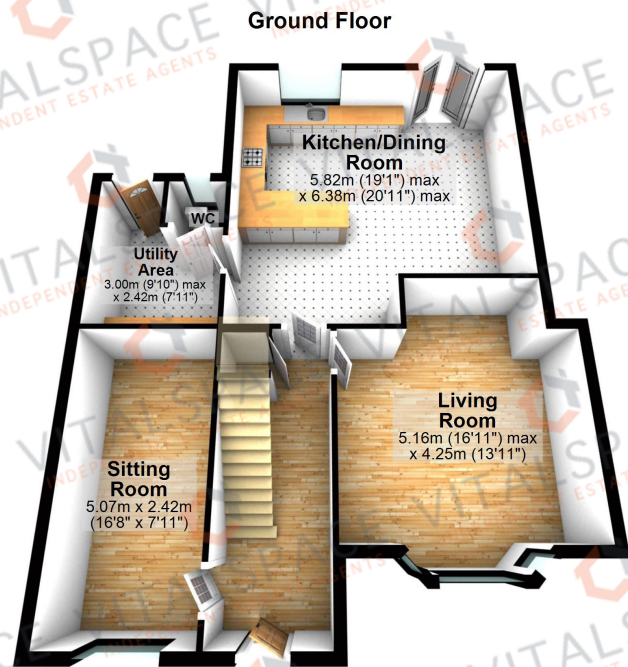


Woodhouse Road, Davyhulme, M41 7NT

****SIGNIFICANTLY EXTENDED FAMILY HOME** - **NO ONWARD CHAIN** -**
VITALSPACE ESTATE AGENTS are delighted to offer for sale this impressively finished, significantly enhanced FOUR BEDROOM semi detached family home situated on the ever popular Woodhouse Road in Davyhulme. Tastefully extended providing well balanced accommodation arranged over three floors, this attractive property is warmed by gas central heating and uPVC double glazed throughout. Briefly comprising; a warm and welcoming entrance hallway with a tiled floor, a good sized 16ft sitting room, a 17ft bay fronted living room and a magnificent open plan dining kitchen with double doors opening out into the south facing rear garden. The kitchen itself comes complete with a host of wall and base units with contrasting worksurfaces, splash back tiling and a range of integrated appliance. A utility room and a downstairs WC, both accessed via the dining kitchen completes the ground floor accommodation. To the first floor there are three good sized bedrooms and a contemporary, tiled bathroom with a shower over bath combination. Stairs rise from the first floor landing to a converted loft space which provides a further double bedroom. Externally the property offers ample driveway parking to the front whilst to the rear there is an enclosed South facing garden with a raised decked seating area ideal for alfresco dining during those summer months. Positioned on the always popular Woodhouse Road in Davyhulme, this impressive property is conveniently situated for several popular schools, amenities and transport links with Urmston Retail Park just around the corner along with access to the M60 and M62 motorways. If you are familiar with the Maunders built properties, the deceptively spacious accommodation is ideal for any growing family and thus, an internal inspection comes highly recommended.







Features

- Four large bedrooms
- Semi detached property
- Three reception rooms
- Substantially extended
- Utility and downstairs WC
- Arranged over three floors
- Spacious family living
- South facing rear garden
- Impressive dining kitchen
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 7 years

Tenure: Leasehold - £10.00 ground rent per annum

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

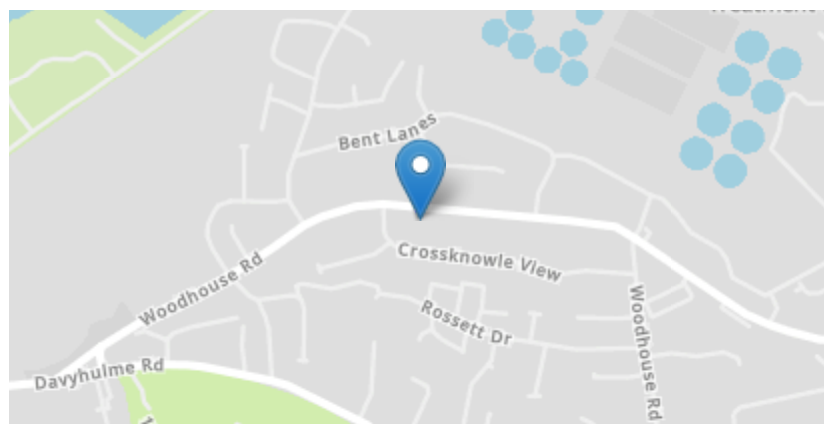
When was the property last rewired? No

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Yes, pre purchase

Reasons for sale of property? Release capital from buy to let 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
EU Directive 2002/91/EC			

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.