



CORNHILL ROAD
DAVYHULME

£525,000

 5 BEDROOMS

 1 BATHROOM

 4 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

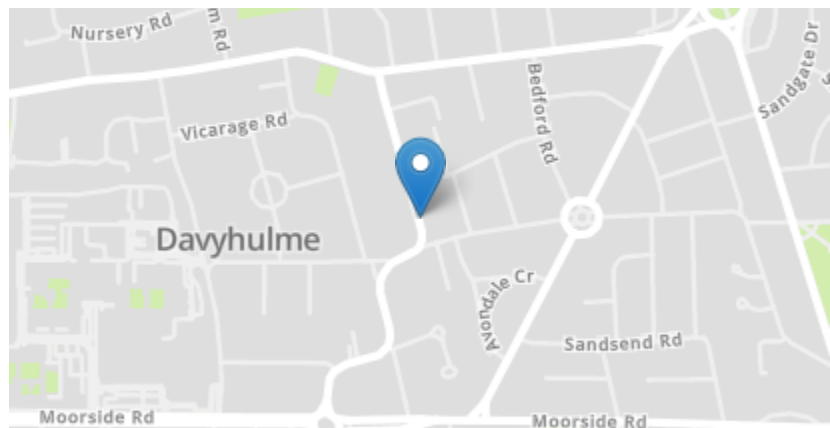
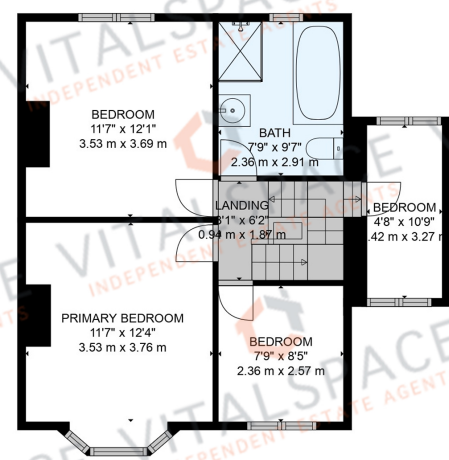
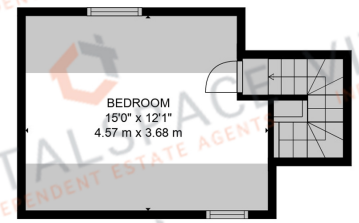
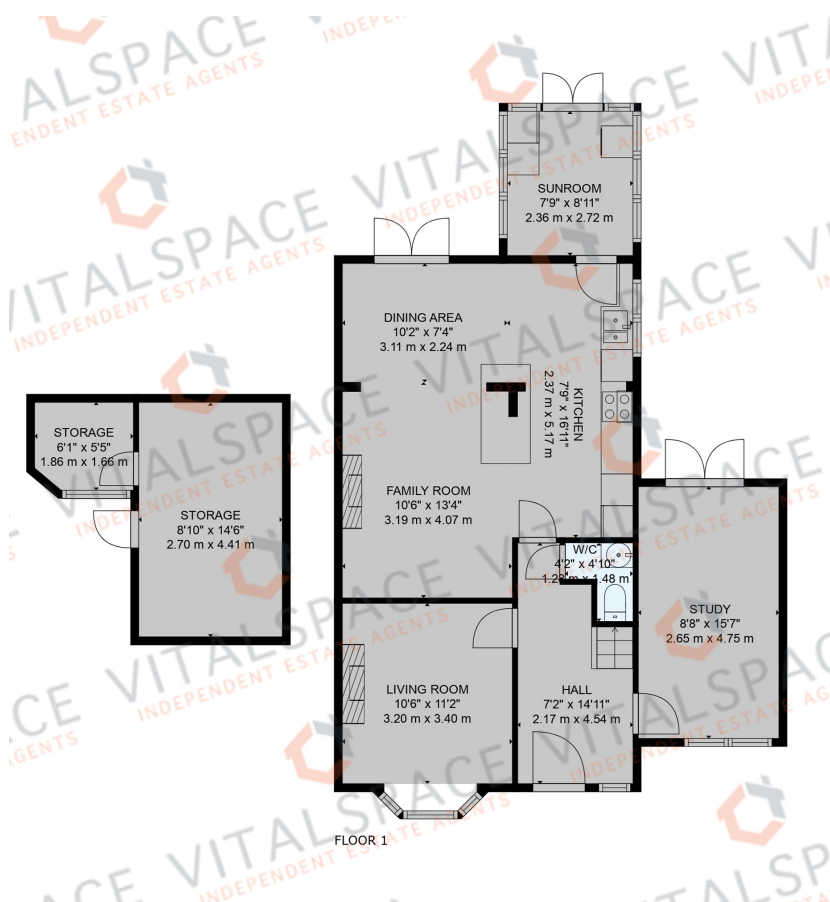


Cornhill Road, Davyhulme, M41 5TJ

****VIDEO TOUR** - **EXTENDED FAMILY HOME**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale a well presented, significantly extended FIVE BEDROOM SEMI DETACHED family home located on the ever popular Cornhill Road in Davyhulme. Situated in close proximity to several highly regarded schools, amenities and major transport links, this well proportioned property briefly comprises; a warm and welcoming entrance hallway, a well proportioned bay fronted living room, a versatile 15ft study/playroom and an generously sized open plan dining kitchen and sitting room. Without doubt, one of the main attracting features of this home is the extended dining kitchen, fitted with a host of high gloss wall and base units and complimented by a central island, metro brick splash back tiling and ample space for a large dining table and chairs with double doors opening out into the rear garden. A dining kitchen opens into a sitting area with a feature multi fuel fire. A useful WC and uPVC conservatory / utility room completes the ground floor accommodation. To the first floor, a shaped landing provides entry into FOUR BEDROOMS and a larger than average tiled four piece fitted bathroom. A staircase rises from the first floor landing up to a professionally converted loft space creating a further double bedroom. Externally the property benefits from ample driveway parking suitable for multiple vehicles. To the rear, a private lawned garden and a large paved patio create a perfect space for entertaining during those summer months. A detached timber built storage garage provides excellent dry storage space, ideal for use as a workshop. Further benefits of this enhanced family home include uPVC double glazing, a new front door in 2022, a recently fitted gas central heating boiler in 2024 and new radiators throughout in 2018. A perfect family home in a convenient location. An internal inspection comes strongly advised.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Features

- Five bedrooms
- Semi detached property
- Arranged over three floors
- Open plan dining kitchen
- Four reception rooms
- Perfect family home
- Prominent location
- Extended accommodation
- Utility and downstairs WC
- Viewing essential

Frequently Asked Questions

- How long have you owned the property for? Since 2018
- When was the roof last replaced? No
- How old is the boiler and when was it last inspected? Gas central heating - new boiler 2024 - new radiators 2018
- When was the property last rewired? No
- Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes, loft conversion, side and rear

Reasons for sale of property? Relocating close to family

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.

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