



BROADWAY  
DAVYHULME

£325,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Broadway, Davyhulme, M41 7WB

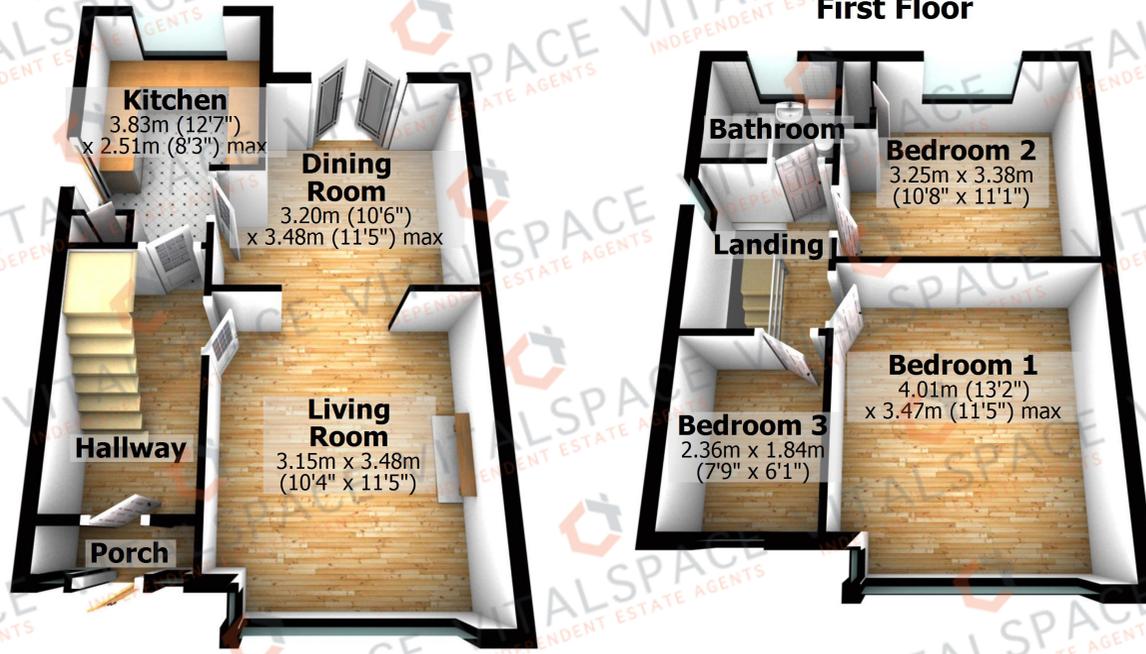
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well appointed, spacious three bedroom semi detached property situated on Broadway in Davyhulme. In brief the well presented, tastefully updated accommodation comprises; porch, a welcoming entrance hallway, an well proportioned living room which opens into a dining room alongside a modern fitted kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a modern three piece shower room. Externally to the front of the property, a large driveway provides ample off road parking for multiple vehicles. To the rear, an extremely private garden can be found, mainly laid to lawn with a paved patio area suitable for a table and chairs during those summer months. This is a rare opportunity to acquire a property maintained to an exceptional standard. 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 close proximity and excellent access to the motorway network and The Trafford Centre. Contact VitalSpace Estate Agents to reserve your viewing appointment or to





## Ground Floor

## First Floor



## Features

- Three bedrooms
- Semi detached property
- uPVC double glazing
- Two reception rooms
- Gas central heating
- Convenient location
- Immaculate condition
- Driveway parking
- Enclosed rear gardens
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2020

How old is the boiler? Worcester combi boiler - serviced Jan 2024

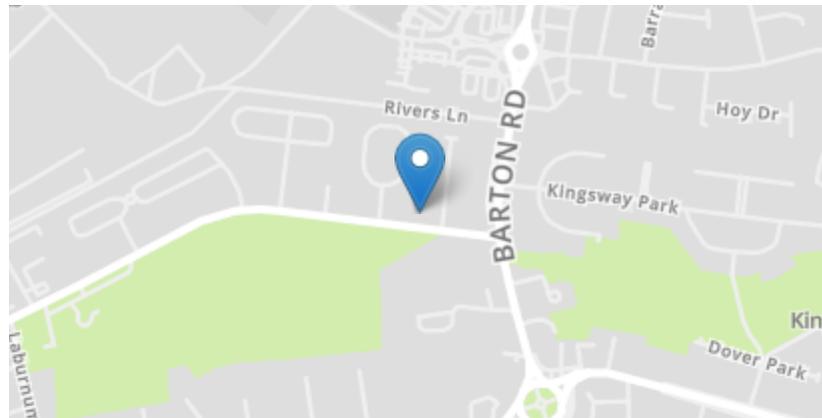
Tenure: Leasehold - £10 per year

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Relocate

If you would like to submit an offer on this property, please visit our website - <https://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>		87
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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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