



SELBY DRIVE  
DAVYHULME

£325,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Selby Drive, Davyhulme, M41 8NX

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi-detached family home located on a desirable, quiet cul-de-sac in Davyhulme. This well presented property is positioned on a generously sized plot and boasts a charming exterior, a beautiful garden and a driveway providing off road parking for multiple vehicles. Upon entering the property, you are greeted by a welcoming hallway leading to a spacious living room with a large bay window, allowing natural light to flood in. The living room opens into a dining area with double uPVC doors opening out into the rear garden. The ground floor also includes a modern fitted kitchen with a range of wall and base units, providing ample storage space. Upstairs, the property benefits from three well proportioned bedrooms, with the master bedroom featuring fitted wardrobes providing plenty of storage space. A three piece bathroom with a large corner bath and shower above can also be found on the first floor level. The property benefits from a double glazing throughout, a replaced roof in 2022 and updated electrics in 2009. The exterior of the property is equally impressive, with a beautifully maintained south facing mature garden perfect for outdoor dining and entertaining. An attached storage garage with glass sliding doors can also be found to the side of the property. Situated in a prime location within close proximity to Urmston town centre with its array of shops, eateries, wine bar and much more. Urmston itself boasts excellent schools for all ages and a range of public transport including bus routes, Urmston train station and motorways links. Contact VitalSpace Estate Agents to arrange an internal inspection. We strongly recommend arranging an appointment to avoid disappointment.

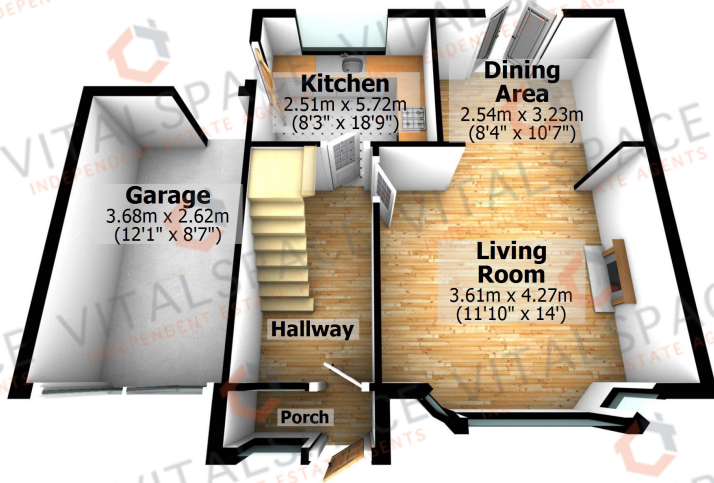








### Ground Floor



### First Floor



## Features

- Three bedrooms
- Semi detached property
- uPVC double glazing
- Quiet cul de sac
- New roof in 2022
- Modern fitted kitchen
- Secluded rear garden
- No onward chain

## Frequently Asked Questions

How long have you owned the property for? 15 years

When was the roof last replaced? New roof in 2022

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

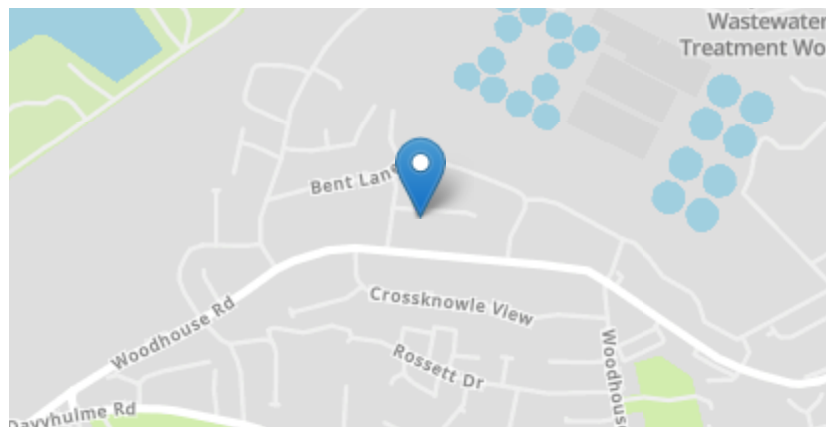
When was the property last rewired? Updated electrics in 2009

Which way does the garden face? South facing rear garden

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

Reasons for sale of property? Sale of second home

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>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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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