



AMERSHAM CLOSE
DAVYHULME

£250,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



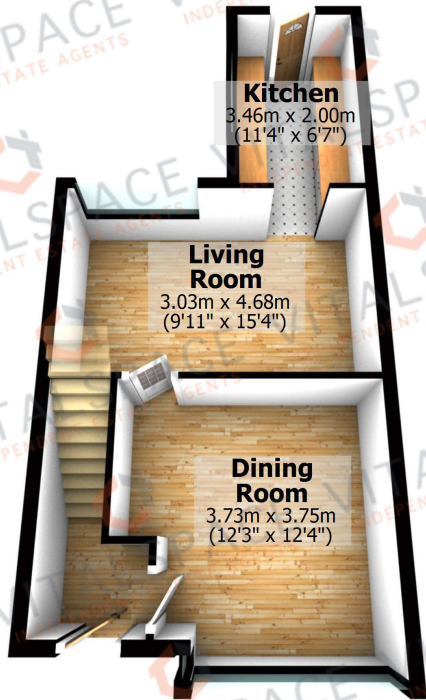
Amersham Close, Davyhulme, M41 7WH

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM mid terrace townhouse property located on the ever popular Amersham Close in Davyhulme. The attractively presented accommodation has been significantly enhanced by our clients and briefly comprises; entrance hallway, a good sized dining room, a generously sized living room and a modern fitted kitchen with access out into the rear garden. To the first floor there are THREE BEDROOMS and a contemporary three piece bathroom with a shower over bath combination. This property also benefits from a gas central heating system and uPVC double glazing throughout. Externally, a driveway can be found to the front of the property providing off road parking whilst to the rear, an enclosed well tendered garden can be found alongside a paved patio area ideal for a table and chairs during those summer months. This property is ideally located close to local amenities, motorway networks, the Trafford Centre and a range of bus routes. An ideal property for a first time buyer or young family. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.

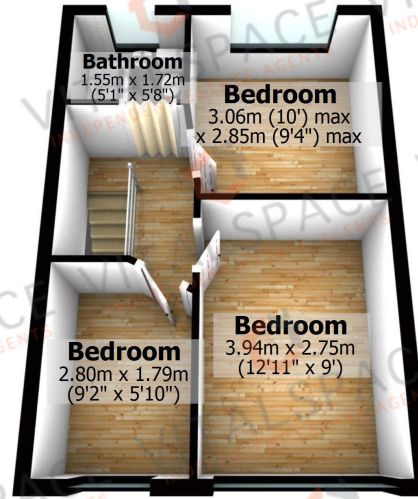




Ground Floor



First Floor



Features

- Three bedrooms
- Mid terrace property
- Gas central heating
- uPVC double glazing
- Enclosed rear garden
- Driveway parking
- Two reception rooms
- Modern fitted kitchen
- Quiet Davyhulme location
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? Unknown

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

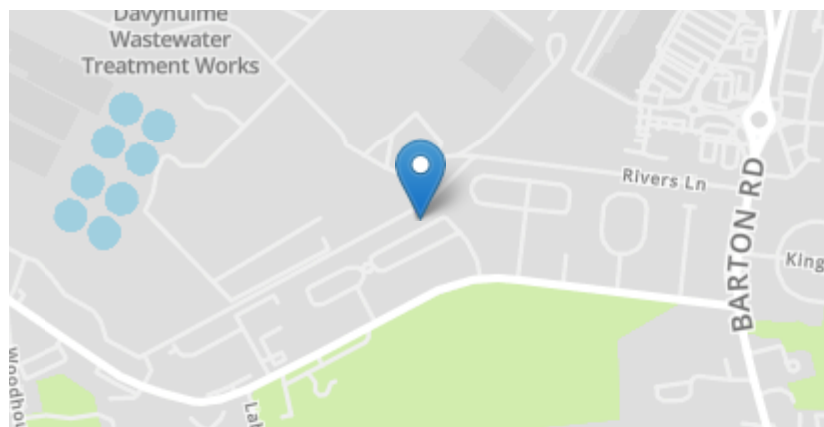
When was the property last rewired? yes - rewired in 2019

Which way does the garden face? North West facing rear garden

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

Reasons for sale of property? Upsize

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			
		60	76
England, Scotland & Wales		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.