



AWARDED FOR  
MARKETING | SERVICE | RESULTS



DAVYHULME ROAD  
DAVYHULME

OFFERS OVER

£700,000

 5 BEDROOMS

 2 BATHROOMS

 4 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



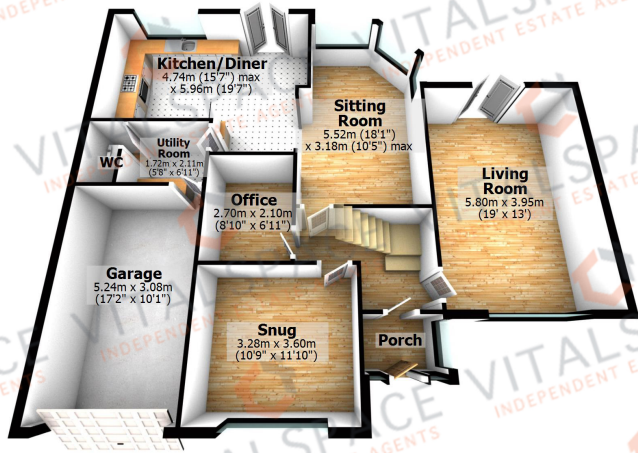
# Davyhulme Road, Davyhulme, M41 7DL

**\*\*PRESTIGIOUS DAVYHULME LOCATION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer to the sales market this rare opportunity to purchase this unique, FIVE BEDROOM detached family home measuring 2080 sqft, located on arguably one of the most desirable roads in Urmston. The versatile, family-friendly extended accommodation is arranged over two extensive floors and approached via a concrete imprinted driveway with accommodation that benefits from four well proportioned reception rooms alongside an impressive open plan dining kitchen. The principal rooms include a 19ft formal living room with double doors opening out into the rear garden, a versatile snug, a home office/study with a range of bespoke built in furniture and a well proportioned sitting room which opens into an open plan dining kitchen. The kitchen itself is of superb quality, fitted with a host of 'shaker' style wall and base units complemented by granite worksurfaces with under counter lighting. There is also an adjacent utility room and downstairs WC which completes the ground floor accommodation. Stairs rise to the first floor galleried landing which provides entry into FIVE well proportioned bedrooms, all of good size with fitted wardrobes alongside a recently updated, tiled four piece family bathroom with a separate shower and bath. The master bedroom is serviced by a stylish contemporary tiled shower room. Externally, this property is set back from Davyhulme Road with excellent parking facilities for multiple vehicles leading up to an integral garage with an up and over door. To the rear, there is a beautifully landscaped, mature garden with a paved patio area perfect for alfresco dining during those summer months. Additional benefits of this tastefully presented home include a gas central heating system, uPVC double glazing and CCTV. The property is 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 walking distance including Urmston Grammar School. For commuters, this property is positioned within minutes drive to the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

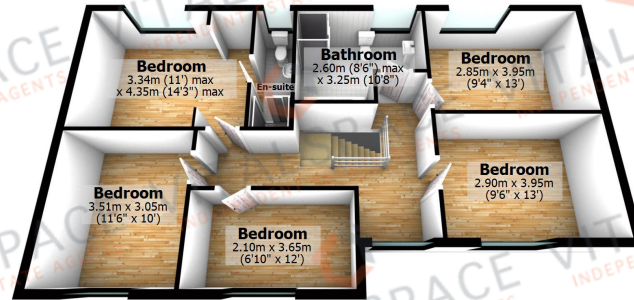




### Ground Floor



### First Floor



## Features

- Five spacious bedrooms
- Detached family home
- No onward chain
- Highly regarded location
- Impressive dining kitchen
- Four reception rooms
- Utility & Downstairs WC
- En-suite shower room
- Driveway and garage
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 1997

When was the roof last replaced?

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

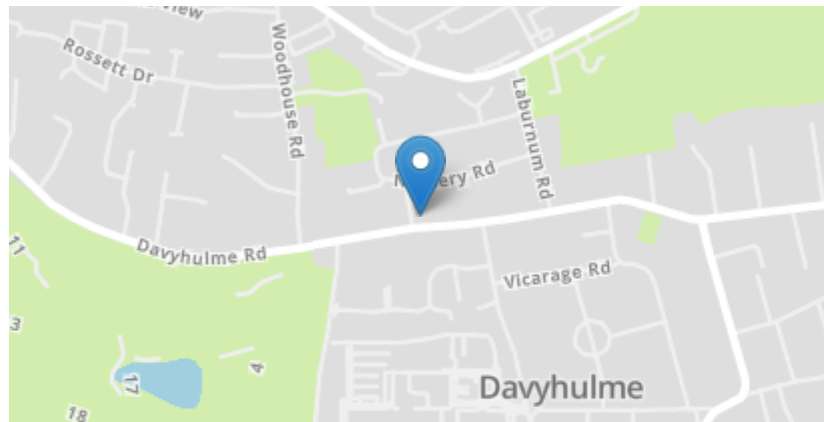
When was the property last rewired?

Which way does the garden face? North facing rear garden

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

Reasons for sale of property? Downsize

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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