



WESTMINSTER ROAD  
DAVYHULME

£450,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

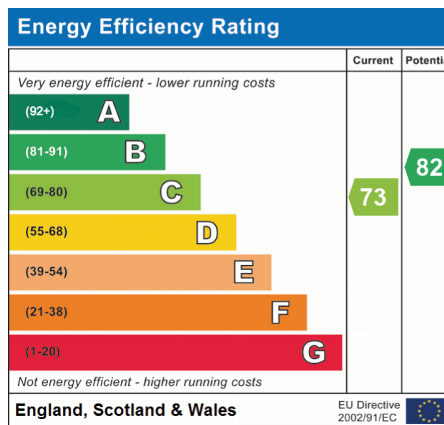
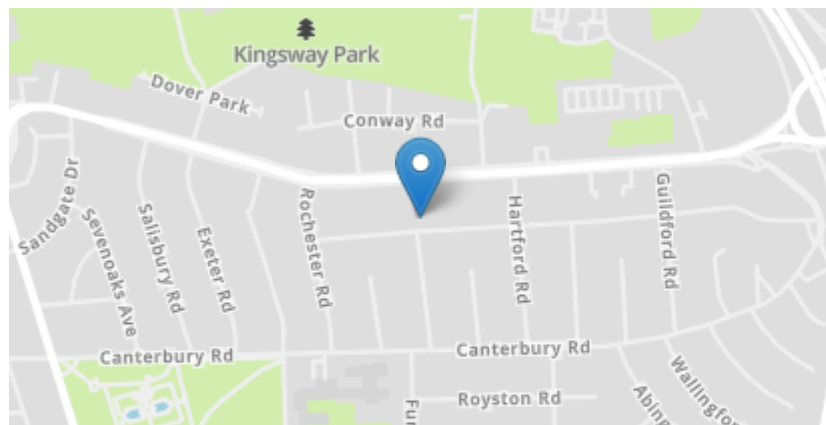


# Westminster Road, Davyhulme, M41 0RN

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this significantly extended spacious **FOUR DOUBLE BEDROOM** semi detached family residence situated on ever popular Canterbury Road development in Davyhulme. Ideally located for a range of local amenities, Davyhulme Park and situated in the catchment area for the highly sought after Davyhulme Primary School. In brief, the uPVC double glazed and gas centrally heated accommodation comprises; entrance porch, hallway, bay fronted living room, dining room, an extended fitted breakfast kitchen and a useful downstairs WC. To the first floor, a split level landing provides access into **FOUR DOUBLE BEDROOMS** as well as a larger than average tiled four piece bathroom. Externally, to the front of the property, a driveway provides ample off road parking whilst to the rear, a generously sided garden can be found with a paved patio ideal for a table and chairs during those summer months with a mainly lawned garden beyond. Offered for sale with no onward chain. Contact VitalSpace for further information or to arrange a viewing.







## Features

- Four double bedrooms
- Extended Semi detached
- Gas central heating
- Open plan dining kitchen
- Popular location
- No onward chain
- Large private garden
- Excellent family home
- uPVC double glazing
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 18 years

When was the roof last replaced? No

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

When was the property last rewired? Yes, 9 years ago

Which way does the garden face? North facing rear garden

Tenure: Leasehold - £5.00 per annum ground rent

Reasons for sale of property? Relocate overseas

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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