



AWARDED FOR
MARKETING | SERVICE | RESULTS



ENTWISLE AVENUE
DAVYHULME

£725,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

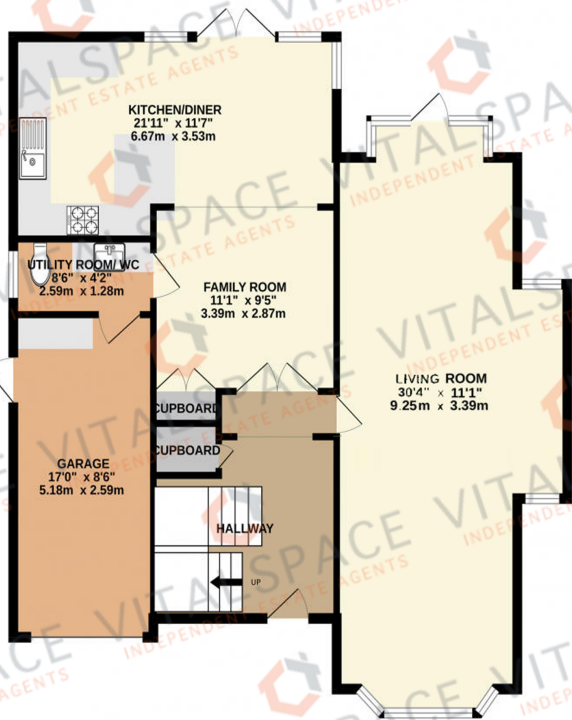


Entwisle Avenue, Davyhulme, M41 5TW

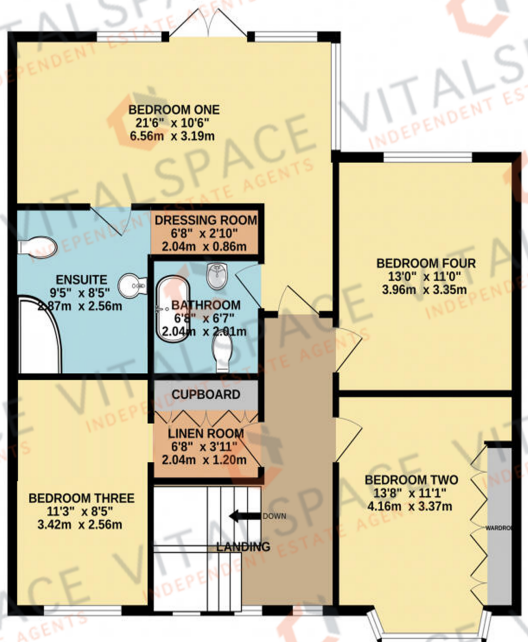
****LARGE PRIVATE GARDEN** - **IMPRESSIVE MASTER BEDROOM SUITE**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exciting opportunity to purchase this beautiful, vastly extended FOUR DOUBLE BEDROOM family home occupying a superb position on this prestigious Urmston road. Situated within a popular tree lined residential area and convenient for range of highly regarded local schools and desirable amenities on Moorside Road. Offering spacious accommodation, this property would be ideal for any growing family and briefly comprises; a welcoming entrance hallway, cloakroom, large living room with Inglenook, handmade bespoke fireplace and open grate coal-effect gas fire, an extended dining kitchen with double doors leading out into the garden and a separate utility room with WC facilities. Stairs rise to the first floor level where a shaped landing provides entry into four double bedrooms and a good sized family bathroom. The master bedroom suite is exceptionally well proportioned with windows overlooking the rear garden, serviced by a large en-suite bathroom. Externally, to the front of the property, a gravel driveway provides ample off road parking and leads up to an attached integral garage. To the rear, a



GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



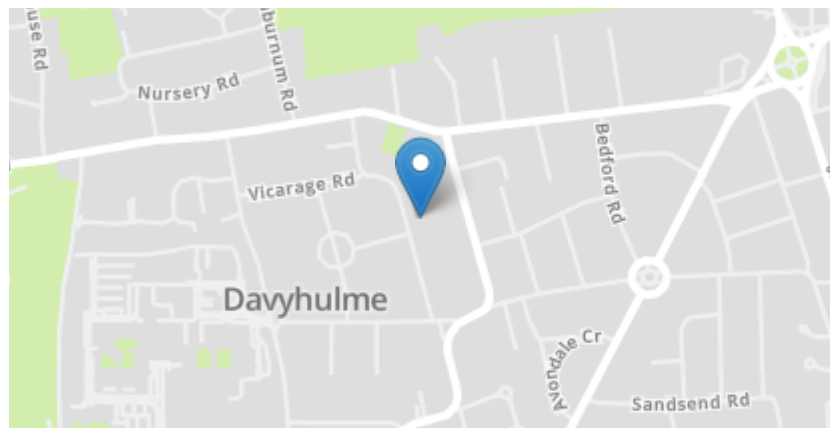
1ST FLOOR
911 sq.ft. (84.6 sq.m.) approx.



Features

- Four double bedrooms
- Detached family residence
- Desirable tree lined road
- Mature rear gardens
- Impressive master bedroom
- Utility and downstairs WC
- Extended accommodation
- uPVC double glazing
- Open plan dining kitchen
- Viewing advised

Frequently Asked Questions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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