



LOSTOCK ROAD
DAVYHULME

£390,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



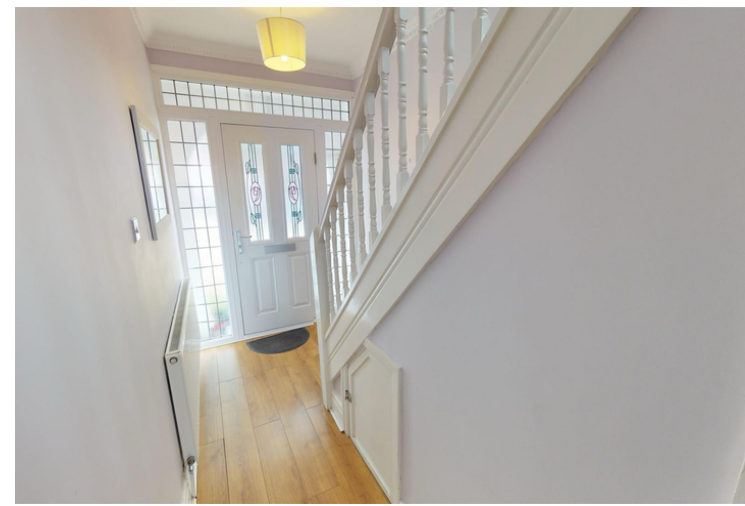
VITALSPACE
INDEPENDENT ESTATE AGENTS



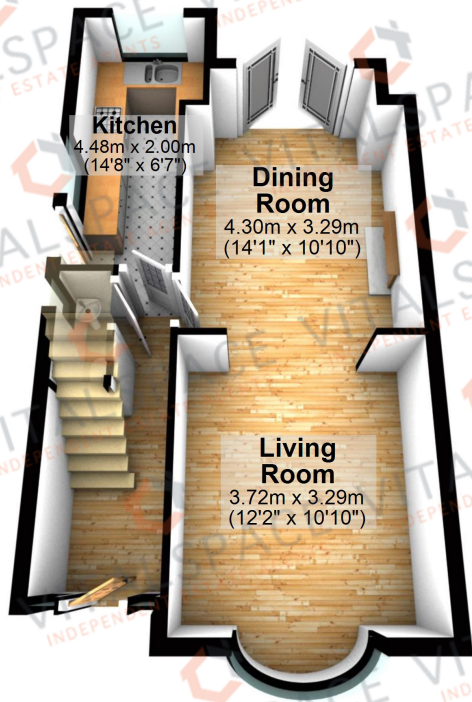
Lostock Road, Davyhulme, M41 0SU

****POPULAR DAVYHULME LOCATION**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this immaculately presented THREE BEDROOM detached family home located on a desirable tree lined road in Davyhulme. 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 Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property is within walking distance of Urmston train station and has excellent access to the motorway network. In brief, this tastefully decorated property comprises of a welcoming entrance hallway, a bay fronted living room which opens into a good sized dining room alongside a modern fitted kitchen. The kitchen itself is fitted with a range of wall and base units with a space and plumbing for a range of appliances. A downstairs WC can be found under the stairs and completes the ground floor accommodation. To the first floor, a shaped level landing provides entry into three good sized bedrooms, alongside an impressive three piece contemporary tiled family bathroom. Externally, this property is situated on a generously plot with a part fenced, part walled paved driveway to the front of the property providing excellent off road parking facilities. To the rear, an exceptionally private lawned garden with timber fenced boundaries. Contact VitalSpace Estate Agents to arrange an internal viewing or for further information.





Ground Floor



First Floor



Features

- Three bedrooms
- Detached family home
- Extended accommodation
- Sought after location
- Tree lined location
- Immaculate condition
- Enclosed rear garden
- Driveway parking
- Conveniently located
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? 20 years

When was the roof last replaced? 9 years ago

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

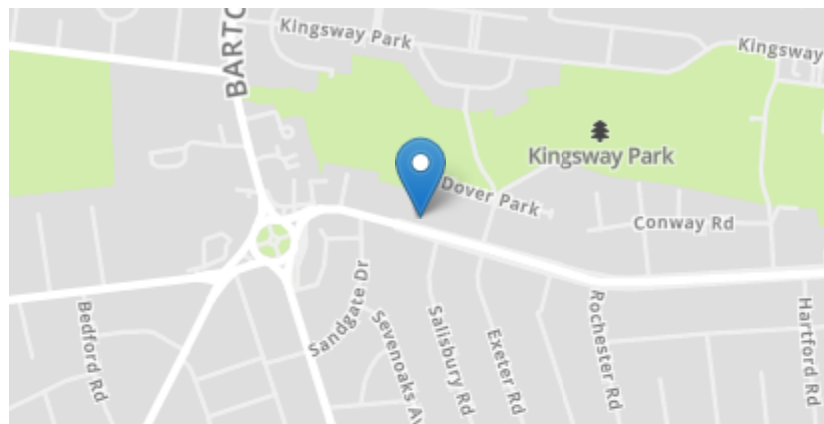
When was the property last rewired? Yes 20 years ago

Which way does the garden face? North facing rear garden

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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