



TIVERTON ROAD  
DAVYHULME

£380,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

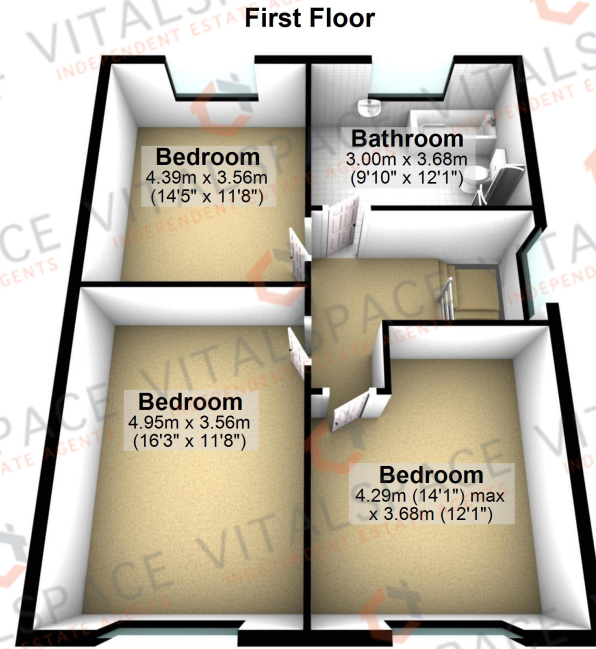
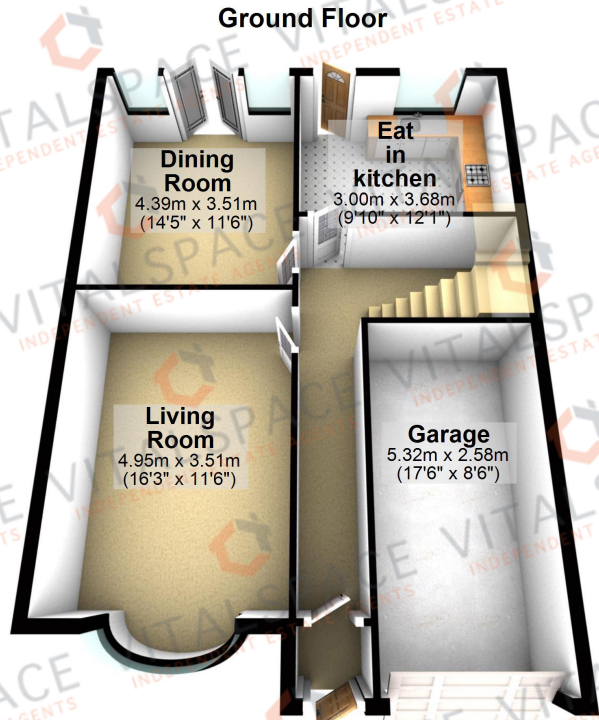


## Tiverton Road, Davyhulme, M41 0SA

**\*\*HIGHLY DESIRABLE LOCATION\*\*** - VITALSPACE ESTATE AGENTS are proud to offer for sale this much loved three double bedroom semi detached family residence situated within the always popular 'Canterbury Road' area of Davyhulme. Having been in the same family over 40 years, this really is a rare opportunity & one not to miss. The property comprises entrance porch, hallway, a spacious living room, dining room and a generously sized 'eat in' kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a four piece bathroom suite. The property is warmed by gas central heating and is uPVC double glazed. Externally to the front of the property there is a paved driveway providing ample off road parking which leads to an integral garage. To the rear there is a paved patio area with a mainly lawned garden beyond. Due to the nature of the plot there is genuine potential for extensions subject obtaining the required planning consent. This 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 Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.







## Features

- Three bedrooms
- Semi detached property
- Ideal for amenities
- Two reception rooms
- Large eat in kitchen
- Gas central heating
- uPVC double glazing
- Front and rear gardens
- Driveway and garage
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 3 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - serviced 2023

When was the property last rewired? No

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of an inheritance property

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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