



LOWOOD AVENUE  
DAVYHULME

OFFERS OVER

£450,000

 5 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Lowood Avenue, Davyhulme, M41 8GD

**\*\*VIDEO TOUR\*\* - \*\*QUIET CUL-DE-SAC\*\* - VITALSPACE ESTATE AGENTS** ESTATE AGENTS are pleased to offer for sale this FIVE BEDROOM, tastefully extended semi detached property situated on a quiet cul-de-sac in the popular location of Davyhulme. In brief the downstairs accommodation comprises welcoming hallway, bay fronted living room, a generously sized dining kitchen area, utility room, and a downstairs WC. Stairs lead up to a shaped landing, five well proportioned bedrooms and a four piece bathroom. The property benefits from 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, whilst to the rear there is a large paved patio area with an artificial lawned garden beyond, fenced for privacy. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network. Contact VitalSpace Estate Agents to arrange a viewing appointment.

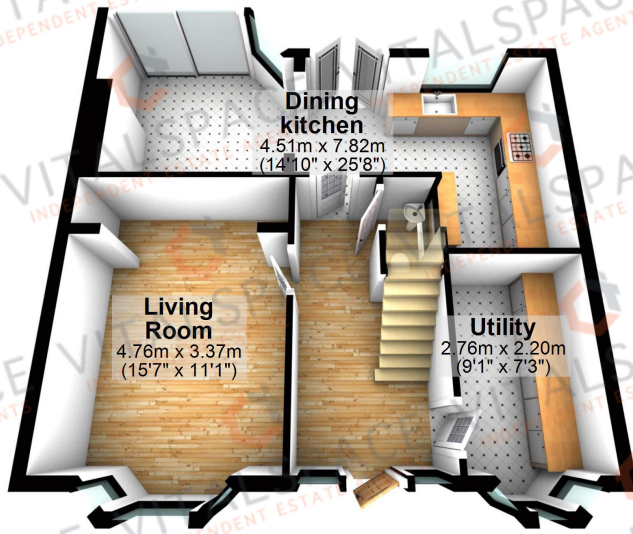




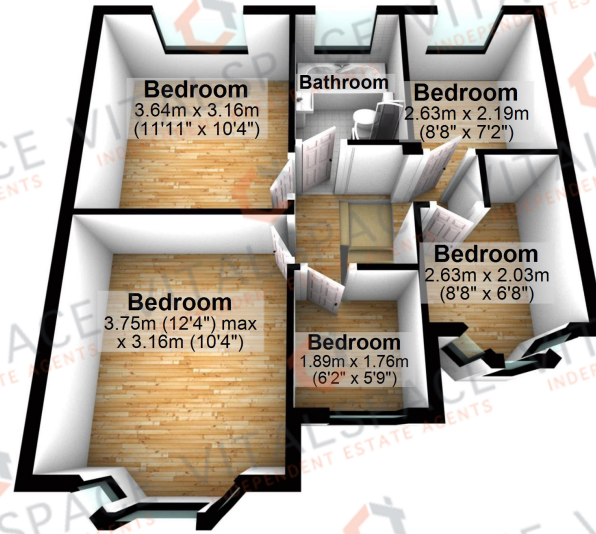




### Ground Floor



### First Floor



## Features

- Five bedrooms
- Semi detached property
- Quiet cul de sac
- 25ft Dining kitchen
- Downstairs WC
- Ideal for popular schools
- Extended accommodation
- Useful utility room
- Landscaped rear garden
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? No

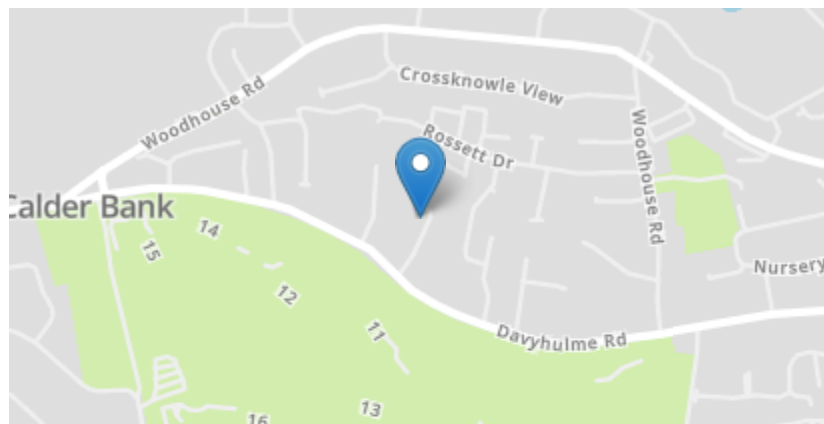
How old is the boiler and when was it last inspected? Gas central heating - combi boiler

When was the property last rewired? Partial re-wire

Which way does the garden face? East facing rear garden

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

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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