



TIVERTON ROAD
DAVYHULME

OFFERS OVER

£335,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Tiverton Road, Davyhulme, M41 0SA

****MODERNISATION REQUIRED** - **NO ONWARD CHAIN** - **LARGE REAR GARDEN**** - VITALSPACE ESTATE AGENTS are proud to offer for sale this much loved THREE BEDROOM extended semi detached family residence owned by the same family for over 40 years. Offered for sale with no onward chain, this attractive family home boasting true potential to update and extend subject to obtaining any necessary planning consent. Requiring internal modernisation, ideal for any builder, the spacious accommodation comprises of an entrance porch, welcoming hallway, bay fronted dining room, extended living room and an extended 'eat in' kitchen. Stairs rise to a shaped landing which provides entry into three well proportioned bedrooms alongside a four piece bathroom with a separate shower cubicle. The property is majority uPVC double glazed and is warmed by gas central heating. Externally to the front of the property there is a mainly lawned garden with mature beds. There is a paved driveway providing ample off road parking leading up to an attached garage. The rear garden is far larger than many would expect boasting patio areas with large lawned garden beyond along with a greenhouse. 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 positioned is within walking distance of Urmston train station and has excellent access to the motorway network. Contact VitalSpace Estate Agents to reserve your viewing appointment.







Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Two reception rooms
- Large rear garden
- No onward chain
- Popular location
- Scope to extend (STPP)
- Driveway and garage
- Modernisation Required

Frequently Asked Questions

How long have you owned the property for? 37 years

When was the roof last replaced? Unsure

How old is the boiler and when was it last inspected? Gas central heating boiler serviced August 2024

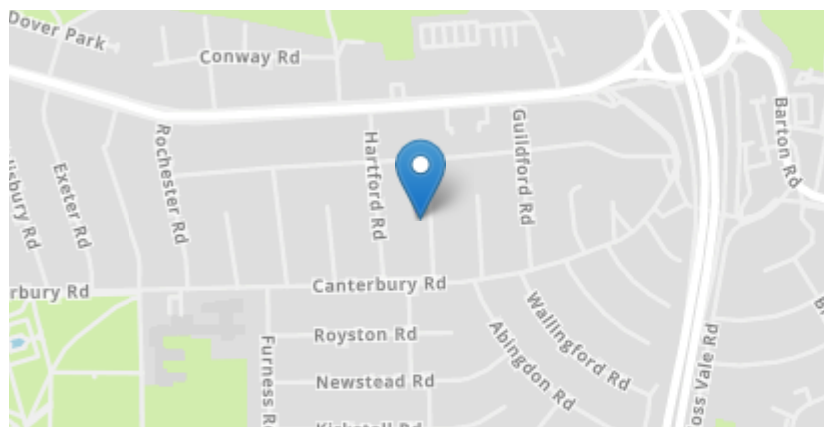
When was the property last rewired? Yes

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Kitchen extension in 1980's

Reasons for sale of property? Sale of family home

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	84
England, Scotland & Wales		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.