



AWARDED FOR  
MARKETING | SERVICE | RESULTS



IONA WAY  
DAVYHULME

£260,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

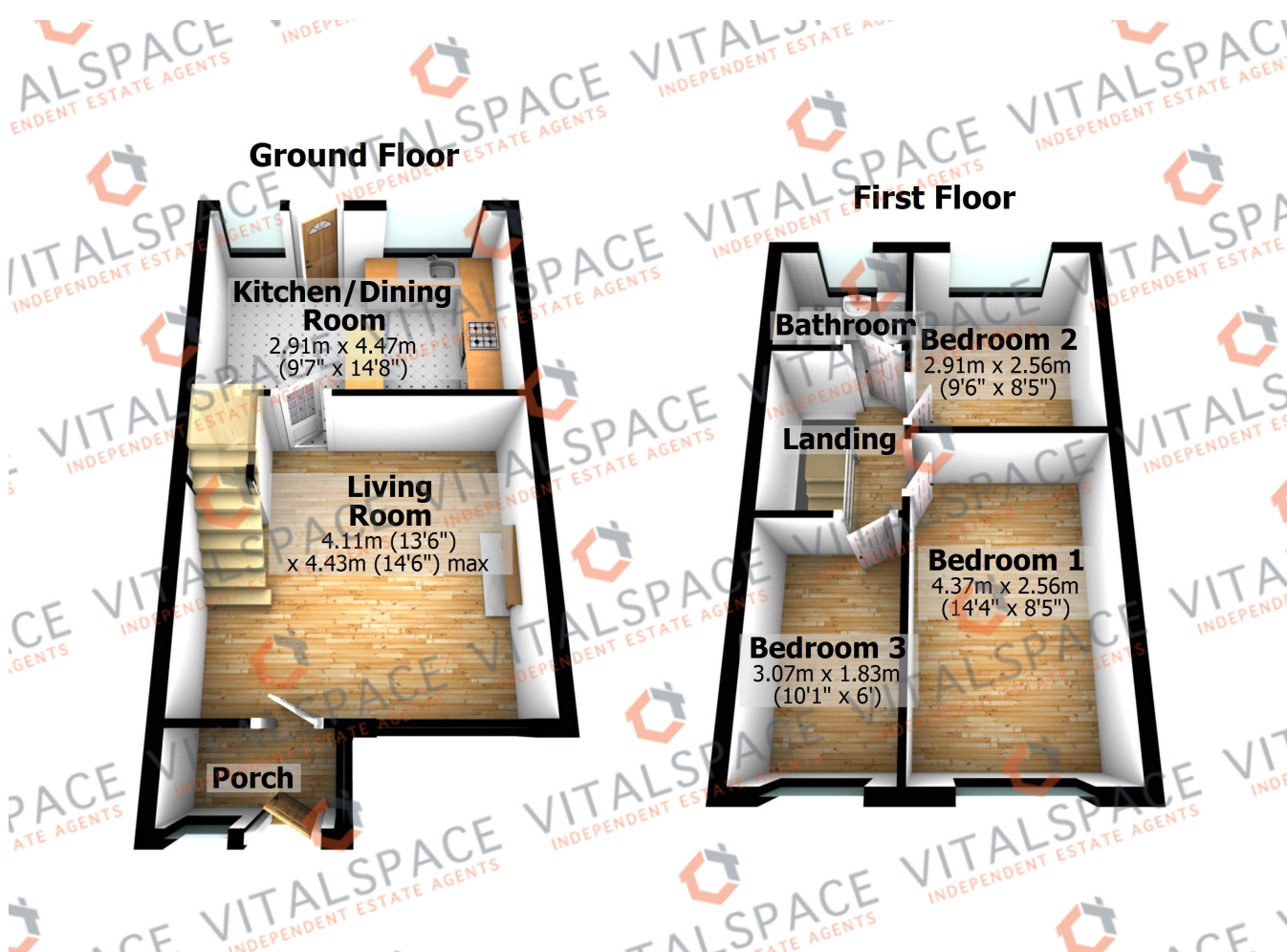


# lona Way, Davyhulme, M41 7HB

**\*\*AMAZING FAMILY HOME WITH GARAGE, THREE BEDROOMS AND AN IMPRESSIVE HIGH GLOSS KITCHEN\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this immaculately presented THREE BEDROOM mid terrace property located in a popular area of Davyhulme. The property in brief comprises; welcoming entrance porch, a spacious living room which opens into an impressive dining kitchen. The kitchen itself comes complete with a range of high gloss kitchen units with contrasting worksurfaces and opens into a dining area providing space for a large dining table. To the first floor there are good sized three bedrooms and a contemporary tiled three piece bathroom. Externally to the front of the property there is a block paved driveway whilst to the rear, an enclosed lawned garden can be found. This property benefits from uPVC double glazing throughout, gas central heating and a useful garage located adjacent to the property. Located on a sought after Davyhulme road ideal for local amenities including the Trafford Centre, highly regarded schooling and offers excellent transport links to and from the City Centre, Trafford Centre and Salford Quays. Contact VitalSpace to arrange an internal inspection.







## Features

- Three spacious bedrooms
- Mid terrace property
- Popular Location
- Off Road Parking
- Impressive dining kitchen
- Gas Central Heating
- uPVC double glazing
- Modern tiled bathroom
- Useful storage garage
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - new boiler in 2019

When was the property last rewired? Unknown

Which way does the garden face? East facing rear garden

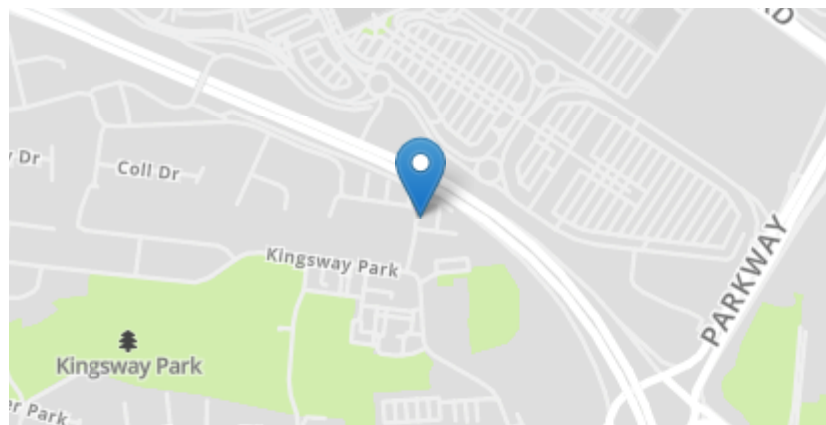
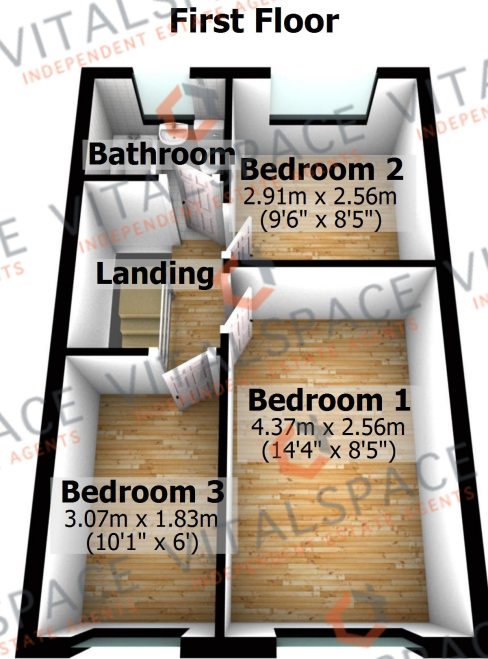
Are there any extensions and if so when were they built? No

Reasons for sale of property? Relocate

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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 Manchester, M41 5AA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(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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