



CROFTS BANK ROAD  
DAVYHULME

£300,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

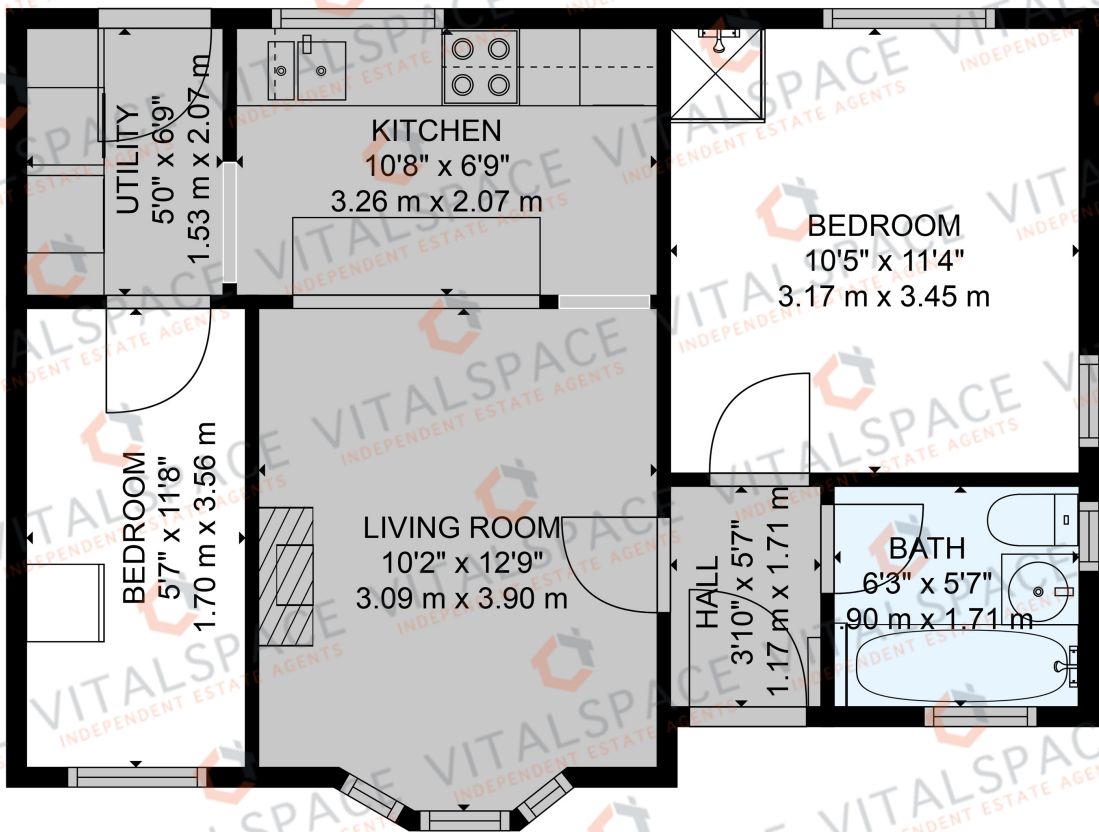


# Crofts Bank Road, Davyhulme, M41 0UU

A well presented TWO BEDROOM detached bungalow finished to a high standard situated on the always popular Crofts Bank Road in Davyhulme. Set back from the road and approached via a gated low maintenance garden, the attractive, spacious accommodation comprises; a welcoming entrance hallway, a generously sized living room which opens into a fitted kitchen with a useful utility room beyond. A well proportioned master bedroom can be accessed via the entrance hallway alongside a three piece tiled bathroom. A further versatile bedroom / study completes the internal accommodation. Externally, the South West facing rear garden is a real sun trap with timber fenced boundaries, a shaped lawned garden and a paved patio area. 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 on to arrange a viewing appointment.







## Features

- Two bedrooms
- Detached bungalow
- Gas central heating
- uPVC double glazing
- South West facing garden
- Useful utility room
- Popular location
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 24 years

When was the roof last replaced? No

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

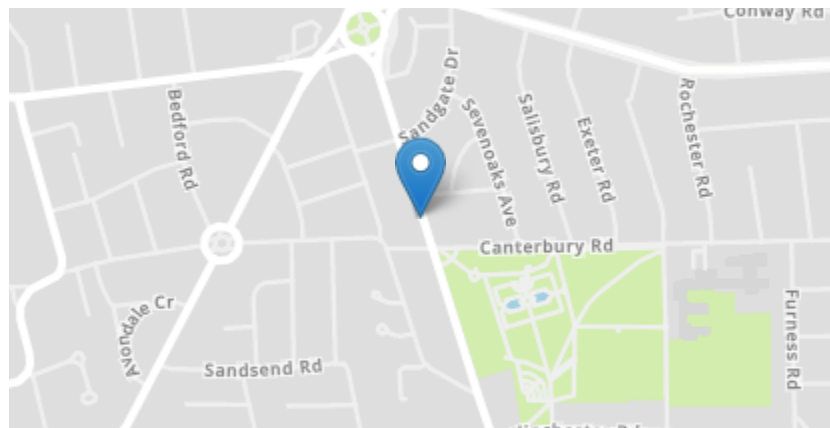
When was the property last rewired? No

Which way does the garden face? South West facing rear garden

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

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+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>86</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>61</b>               |           |
| (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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