



WELBECK AVENUE
DAVYHULME

£325,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

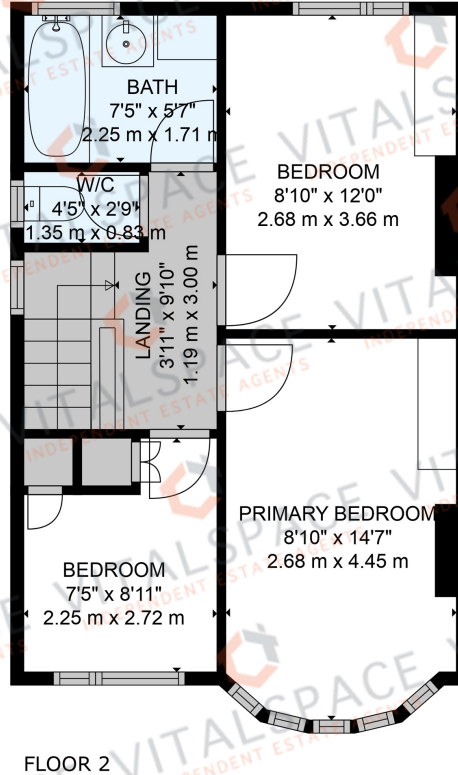
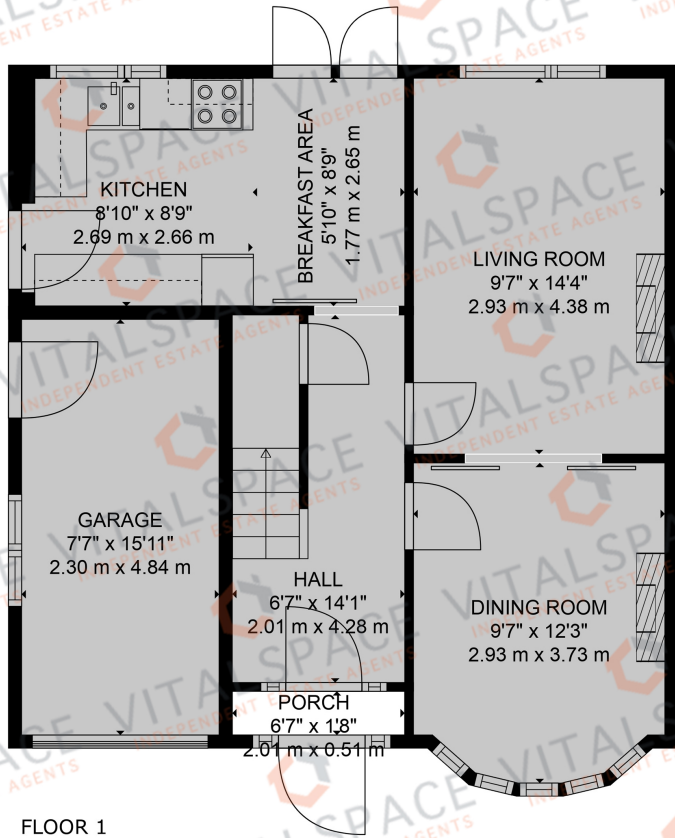


Welbeck Avenue, Davyhulme, M41 0GJ

VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi detached family home located on a quiet Davyhulme cul-de-sac. This desirable family residence offers well maintained accommodation arranged over two floors. Offering flexible living accommodation finished in a traditional style, this enviable property briefly comprises; porch, a welcoming entrance hallway, a well proportioned bay fronted dining room with double doors opening into a generously sized living room with a large window overlooking the rear garden. A spacious breakfast kitchen complete with a host of wall and base units and contrasting worksurfaces alongside double doors provides access out to the rear and completed the ground floor accommodation. To the first floor there are three spacious bedrooms and a two piece bathroom and a separate WC. Externally, to the front of the property, an extensive paved driveway provides excellent off road parking facilities for any growing family and leads up to an attached garage. To the rear, a mainly lawned garden with timber fenced boundaries can be found with a paved patio area ideal for alfresco dining during those summer months. Further benefits of this attractive property include an updated central heating system in 2023 and uPVC double glazing throughout. 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. For commuters, the property positioned with excellent access to the motorway network. Contact VitalSpace Estate Agents on for further information.







Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Quiet Davyhulme cul-de-sac
- Driveway and garage
- Enclosed rear garden
- Convenient for amenities
- Perfect family home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 60 years

When was the roof last replaced? Unknown

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

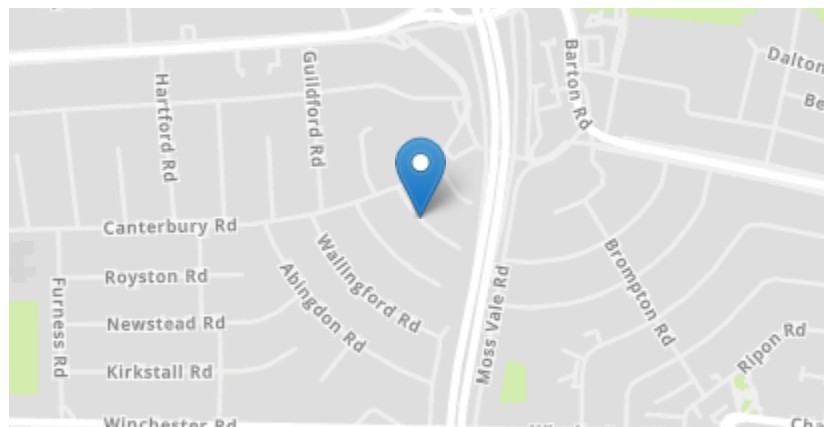
When was the property last rewired? No

Which way does the garden face? North East facing rear garden

Are there any extensions and if so when were they built? Kitchen extension - 1960's

Reasons for sale of property? Downsize

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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