



LOSTOCK ROAD
DAVYHULME

£475,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

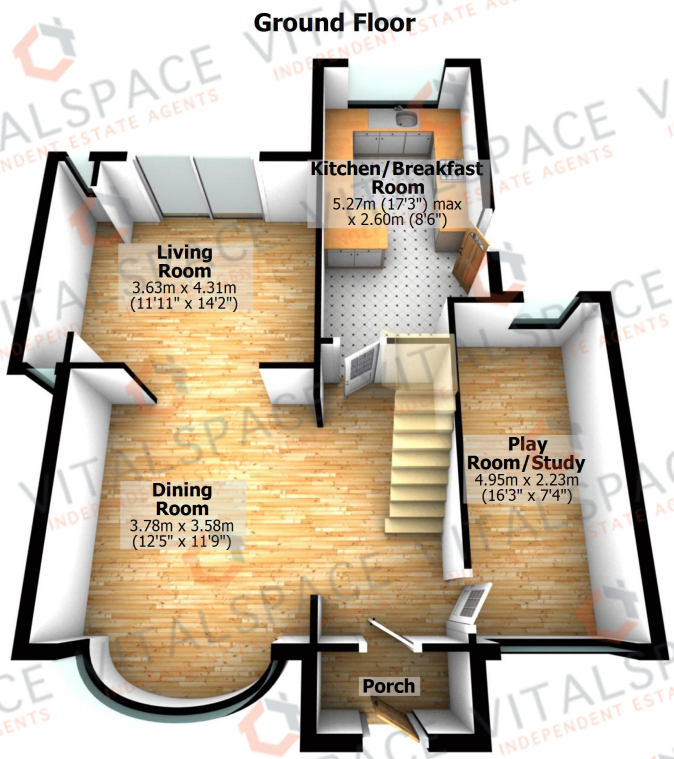


Lostock Road, Davyhulme, M41 0SZ

****SOUTH FACING REAR GARDEN**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this beautifully appointed immaculately presented THREE BEDROOM detached family home situated on a highly desirable Davyhulme road. The property is uPVC double glazed, warmed by gas central heating and even boasts hot/cold air conditioning to the first floor. In brief the attractive accommodation comprises; a warm and welcoming entrance hallway, bay fronted dining room opening into an inglenook living room. There is also a newly installed, extended breakfast kitchen on the ground floor level fitted with a comprehensive range of 'shaker' style wall and base units with contrasting worksurfaces with space for a table and chairs if required. A converted garage can be found to the side of the property accessed via the hallway, ideal for use as a playroom or home office. To the first floor there are THREE good sized bedrooms and a luxury four piece tiled bathroom. Externally, a driveway can be found to the front of the property which offers ample off road parking for numerous vehicles. To the rear, a southerly facing enclosed garden can be found with an impressive porcelain tiled patio with an artificial lawned garden beyond. Further benefits of this tastefully presented family home include new carpets, laminate flooring, fitted wardrobes in two bedrooms and a fully boarded loft space. There is a further patio area providing an ideal space for a BBQ and storage unit. This is a rare opportunity to acquire a property maintained to an exceptional standard. 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 offers excellent access to the motorway network. Contact VitalSpace Estate Agents to reserve your viewing appointment.







Features

- Three bedrooms
- Detached family home
- uPVC double glazing
- South facing garden
- Conveniently located
- Three reception rooms
- Newly installed kitchen
- Air conditioned bedrooms
- Large paved driveway
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2020

When was the roof last replaced? Kitchen roof replaced roughly 20 years ago

How old is the boiler and when was it last inspected? Combi Boiler & Air Conditioning Heat Pump

When was the property last rewired? Approximately 40 years ago

Which way does the garden face? South facing rear garden

Reasons for sale of property? Upsizing

If you would like to submit an offer on this property, please visit our website - 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	62	
(21-38)	F		
(1-20)	G		77
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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