



BENT LANES
DAVYHULME

£250,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- E



VITALSPACE
INDEPENDENT ESTATE AGENTS



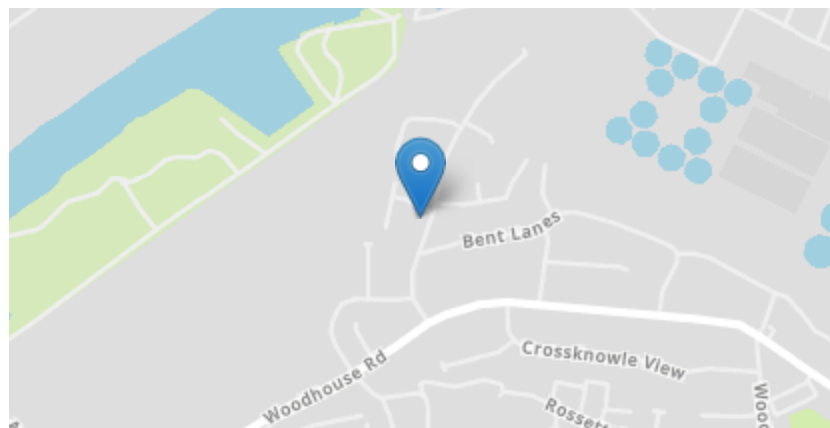
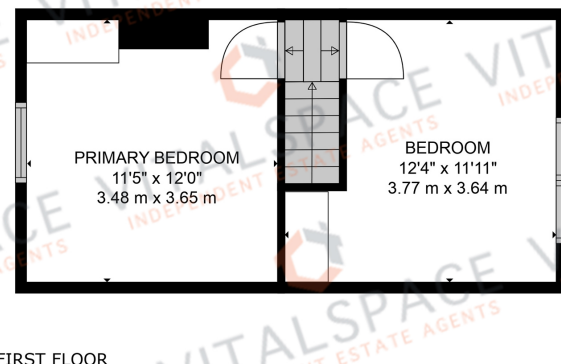
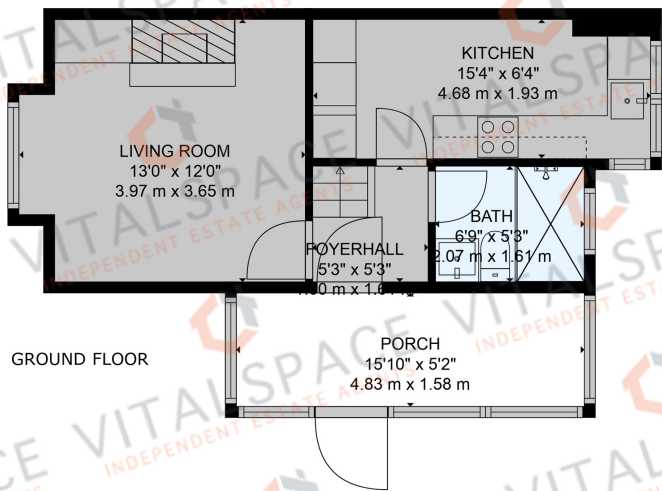
Bent Lanes, Davyhulme, M41 8PB

****VIDEO TOUR** - **EXCELLENT FIRST TIME PURCHASE** -**

VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, TWO DOUBLE BEDROOM semi detached property situated within a popular residential area close to both Davyhulme Road and Woodhouse Road. Located on a quiet enclave just off Bent Lanes, this desirable property benefits from tastefully presented accommodation which briefly comprises; a uPVC versatile entrance porch / dining room which leads into a generously sized bay fronted living room with a feature log burning fire alongside a modern fitted breakfast kitchen fitted with a host of wall and base units with contrasting worksurfaces above. A contemporary three piece shower room with a double sized shower completes the ground floor accommodation. Stairs rise to the first floor level where two generously sized double bedrooms can be found, both fitted with bespoke wardrobes creating excellent storage space. The exterior aesthetics are complemented by a small lawned garden bordered by neat hedgerows alongside a gravel driveway providing off road parking for multiple vehicles. A dwarf walled, gated courtyard provides a suitable space for alfresco dining during those summer months. Set back from Bent Lanes, this impressive home is conveniently situated for several popular schools, amenities and transport links with Urmston Retail Park just around the corner along with access to the M60 and M62. Ideal for any first time buyer, an internal inspection comes highly recommended.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Features

- Two double bedrooms
- Semi detached property
- Excellent first home
- South facing garden
- Off road parking
- Ground floor shower room
- Quiet cul de sac
- Modern breakfast kitchen
- Gas central heating
- Viewing essential

Frequently Asked Questions

- How long have you owned the property for? 3 years
- When was the roof last replaced? Not during ownership
- How old is the boiler and when was it last inspected? Gas central heating
- When was the property last rewired? Yes, 2021
- Which way does the garden face? South facing garden
- Are there any extensions and if so when were they built? uPVC porch - pre purchase
- Reasons for sale of property? Upsize
- 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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