



NEWSTEAD ROAD  
DAVYHULME

£450,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Newstead Road, Davyhulme, M41 0QQ

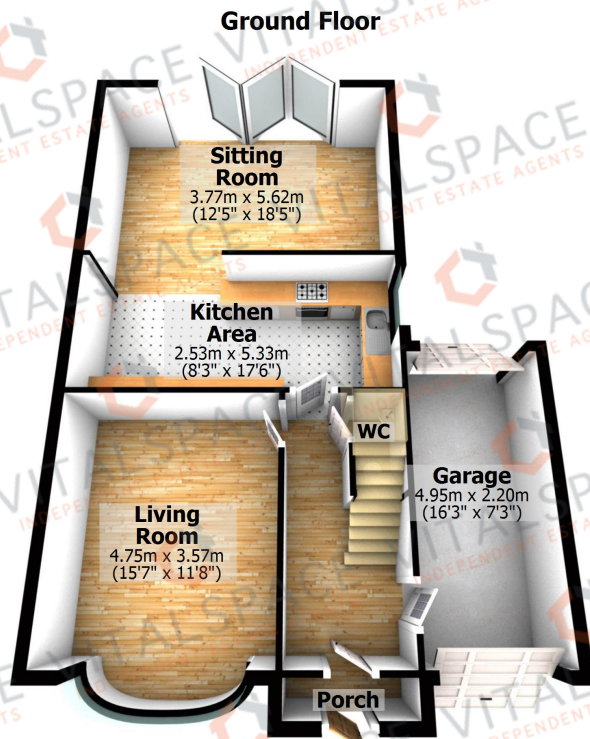
**\*\*IMPRESSIVE SPECIFICATION\*\* - \*\*VIDEO TOUR\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this well presented, significantly extended and refurbished **THREE BEDROOM** semi detached family home situated within the always popular 'Canterbury Road' development in Davyhulme. This comprehensive property is exceptional in every sense of the word, presented by our clients to exacting standards offering extended accommodation arranged over two floors. With spacious living accommodation furnished in a contemporary style, this enviable property briefly comprises; a welcoming entrance hallway, a well proportioned bay fronted living room and a stunning open plan luxury breakfast kitchen fitted with a comprehensive range of shaker style wall and base units complimented by quartz worksurfaces with attractive splash back tiling. The kitchen area opens into a generously sized sitting/dining area with a large roof lantern and three metre bi-folding doors which open out into the **SOUTH FACING** rear garden. A conveniently placed downstairs WC can also be found on the ground floor level. To the first floor there are three spacious bedrooms and a luxury four piece bathroom with herringbone tiled walls with contemporary black accent bathroom accessories. Externally, to the front of the property is an extensive block paved driveway which leads up to a garage with electric roller shutter garage doors. To the rear, a large **SOUTH** facing garden can be found comprising of a shaped lawned area and a paved patio area with timber fenced boundaries. Further benefits of this property include a full electrical re-wire in 2020 and a new gas central heating boiler installed in 2020. 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 is within walking distance of Urmston train station and has excellent access to the motorway network.











## Features

- Three bedrooms
- Semi detached property
- Impressive specification
- South facing rear garden
- Highly desirable location
- Downstairs WC
- Driveway and garage
- Ideal for amenities
- Comprehensively refurbished
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Yes - in 2020

How old is the boiler and when was it last inspected? Gas central heating - serviced March 2024

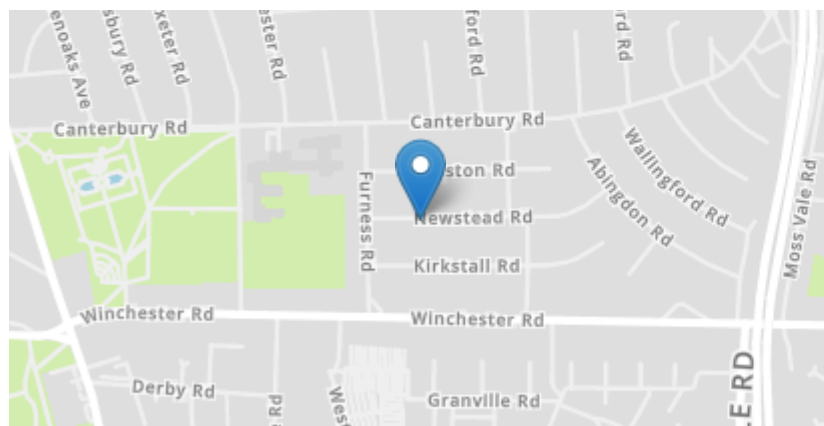
When was the property last rewired? Full re-wire in 2020

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Extended pre ownership

Reasons for sale of property? Growing family - 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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