



AWARDED FOR
MARKETING | SERVICE | RESULTS



VITALSPACE
INDEPENDENT ESTATE AGENTS
0161 747 7807
VITALSPACE.CO.UK
FOR SALE

IONA WAY
DAVYHULME

OFFERS OVER

£272,995

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- C



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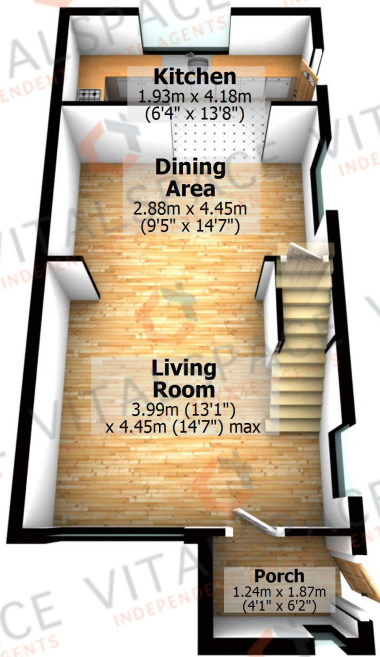
Iona Way, Davyhulme, M41 7EY

****DOUBLE STOREY REAR EXTENSION**** - VITALSPACE ESTATE AGENT are delighted to bring to the market this deceptively spacious three bedroom semi detached family home located on the always popular Iona Way in Davyhulme. This sizeable dwelling boasts spacious living accommodation far larger than many other houses on the Wimpey development due a significantly sized rear extension and a converted loft room. Upon entering this attractive home, you are welcomed by a large living room which opens into a dining room with a modern fitted kitchen beyond. Stairs rise to the first floor level where three spacious bedrooms can be found alongside a three piece family bathroom. The master bedroom is 16ft in length and serviced by an en-suite shower room. There is also the added benefit of the loft room which was professionally converted in 2020. Externally, to the front of the property, a gravelled driveway provides excellent off road parking facilities leading up to a garage to the rear. To the rear itself, an enclosed mainly lawned garden can be found alongside a paved patio area. This property benefits from uPVC double glazing throughout and gas central heating. Located on a sought after Davyhulme road ideal for local amenities including the Trafford Centre, highly regarded schooling and offers excellent transport links to and from the City Centre, Trafford Centre and Salford Quays. Please kindly contact VitalSpace Estate Agents to arrange an internal inspection.





Ground Floor



First Floor



Second Floor



Features

- Three bedrooms
- Semi detached property
- Double storey extension
- Useful loft room
- Convenient for amenities
- No onward chain
- Driveway and garage
- En-suite shower room
- Deceptively spacious
- Attractively priced

Frequently Asked Questions

How long have you owned the property for? Since July 2016

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - updated Worcester Boiler

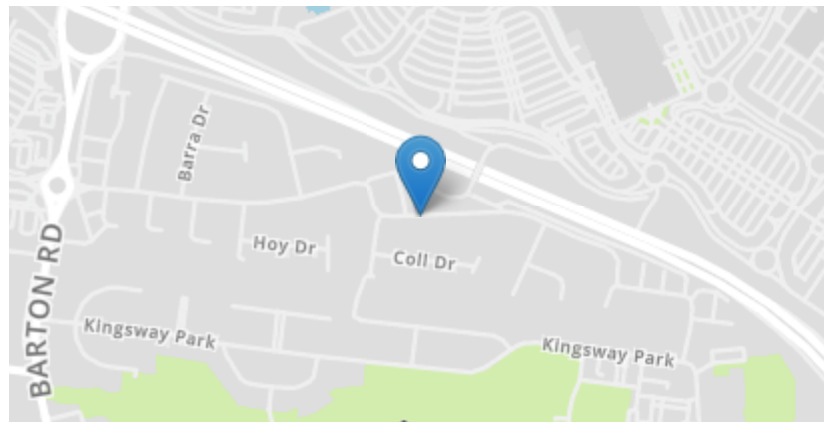
When was the property last rewired? Unknown

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Pre purchase - loft converted in 2020

Reasons for sale of property? Relocate

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+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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