



# BENT TERRACE DAVYHULME

OFFERS OVER

# £325,000

-  3 BEDROOMS
-  1 BATHROOM
-  3 RECEPTIONS
-  EPC GRADE:- E



## VITALSPACE

INDEPENDENT ESTATE AGENTS



## Bent Terrace, Davyhulme, M41 7NA

**\*\*ARRANGED OVER FOUR FLOORS\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious THREE DOUBLE BEDROOM period mid Victorian terrace property arranged over four floors with a 50ft rear enclosed garden. This well presented property offers gas central heating and uPVC double glazing. The attractive accommodation is arranged over four floors and briefly comprises; a warm and welcoming entrance hallway, a bay fronted living room with an exposed brick chimney and a feature log burning fire, a spacious dining room with ample space for a large table and chairs which leads into an extended fitted kitchen with uPVC doors opening out into the rear garden. Access into a two converted chamber cellar can be found via the dining room, ideal for a variety of purposes including a home office, playroom or gym. To the first floor, a shaped landing provides entry into two double bedrooms and a contemporary three piece tiled shower room. Stairs rise from the first floor landing to the second floor where a large third double bedroom can be found. Externally, directly to the rear of the property, a walled courtyard provides an excellent space for alfresco dining during those summer months. A 50ft extensive mature enclosed garden beyond the courtyard makes this period home a perfect family home. Situated in an ideal location for a range of local amenities, transport links and is within the catchment area for several popular schools. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







## Features

- Three Double bedrooms
- Mid period terrace
- Arranged over four floors
- 50 ft lawned rear garden
- Useful cellar rooms
- Extended kitchen
- Original Character features
- Convient location
- Gas central heating
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2004

When was the roof last replaced? Approx 12 years ago

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

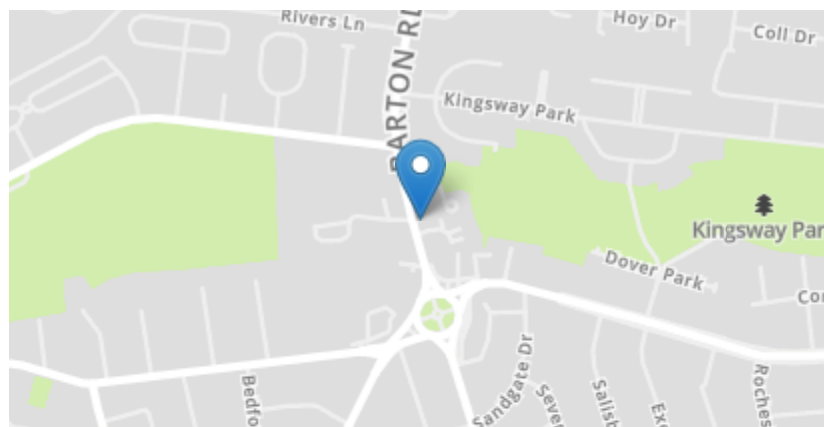
When was the property last rewired? Partial re-wire - circa 12 years ago

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Kitchen extension prior to 2000

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.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 51                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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