



ENTWISLE AVENUE
DAVYHULME

£650,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- E



VITALSPACE
INDEPENDENT ESTATE AGENTS



Entwisle Avenue, Davyhulme, M41 5TW

****VIDEO TOUR** - **SECLUDED CORNER PLOT** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this exciting opportunity to purchase this beautiful, THREE DOUBLE BEDROOM (ORIGINALLY FOUR BEDROOM) family home occupying a superb secluded position on this prestigious Davyhulme road. Situated within a popular tree lined residential area and convenient for a range of highly regarded local schools and desirable amenities on Moorside Road. Offering spacious accommodation, this property would be ideal for any growing family and briefly comprises; a welcoming entrance hallway with stained glass windows and entrance door, a recently decorated bay fronted sitting room, a large living room with an Inglenook and access out into the rear garden, a third reception room suitable for use as a dining room or study and a 12ft kitchen. A downstairs WC found off the entrance hallway completes the ground floor accommodation. Stairs rise to the first floor level where a shaped landing provides entry into three double bedrooms and a good sized family bathroom. The third bedroom was historically two separate bedrooms and now benefits from windows overlooking both the side and rear garden. Externally, as mentioned, this property occupies a private corner plot with beautifully maintained gardens to the front, side and rear. The garden itself comprises of lawned areas, stocked flower beds and patio seating areas. Off road parking facilities can be found via the gated driveway to the front of the property which leads up to an attached garage with power, lighting and an electronically operated up and over door. Further benefits of this enviable family home include uPVC double glazing, a newly installed gas central heating boiler fitted in 2024, a full electrical re-wire in 2022 and a South West facing side garden. Much care and attention has been spent by our clients to present this property which now offers a unique, light and contemporary space situated in a quiet location. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.

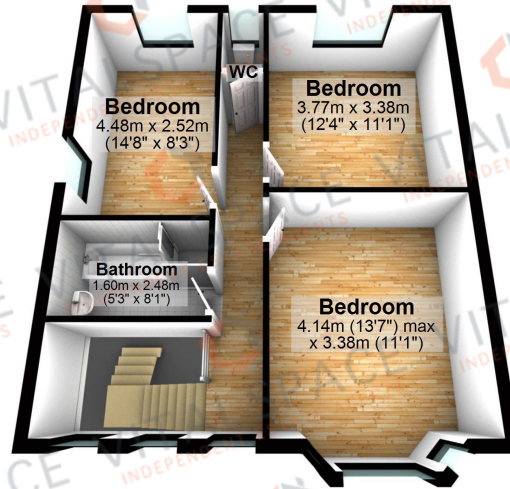




Ground Floor



First Floor



Features

- Three / Four bedrooms
- Detached family residence
- Three reception rooms
- Scope to extend (STPP)
- Desirable tree lined road
- Enclosed corner plot
- Highly desirable area
- uPVC double glazing
- Recent re-wire
- Driveway and garage

Frequently Asked Questions

How long have you owned the property for? Since 2022

When was the roof last replaced? Full rewire in 2022

How old is the boiler and when was it last inspected? Gas central heating - new boiler in May 2024

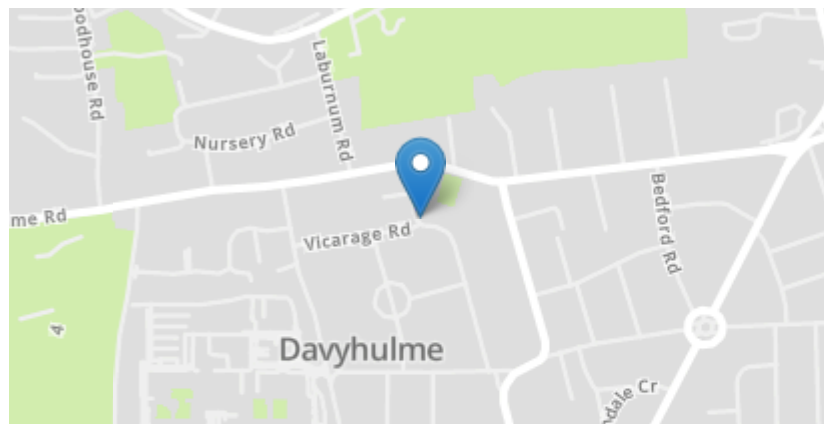
When was the property last rewired? Full rewire in 2022

Which way does the garden face? Side Garden - South West Facing

Are there any extensions and if so when were they built? No

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
			74
England, Scotland & Wales		EU Directive 2002/91/EC	

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