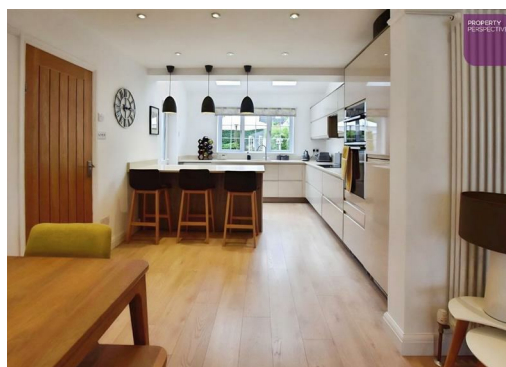




Davyhulme Road, Manchester, M41 8BX

£475,000



115 Davyhulme Road, Urmston, Manchester, M41 8BX

Ground Floor

Porch

Welcoming entrance porch with tiled flooring and feature door with side windows leading into the hallway.

Entrance Hall

Bright and inviting with stairs rising to the first floor, vertical radiator, wood laminate flooring, and a useful understairs storage area housing the Baxi gas central heating boiler.

Open Plan Kitchen / Dining / Family Room 10'9" x 27'2" (3.28m x 8.30m)

A stunning space perfect for modern family living, featuring a bay window with plantation shutters, stylish wood laminate flooring, and two vertical radiators. The kitchen area is fitted with a comprehensive range of units and Corian worktops, incorporating an induction hob with extractor, Neff oven/microwave, integrated dishwasher, and fridge/freezer. Breakfast bar with feature lighting and plumbing for washer/dryer. Double glazed window and doors open out to the patio and rear garden.

Lounge 11'2" x 13'6" (3.41m x 4.12m)

A comfortable and light filled reception room with side window and sliding patio doors opening to the rear patio. Feature radiator and ample space for family relaxation.

First Floor

Landing

With side window providing natural light and access to all bedrooms.

Bedroom One 11'4" x 8'7" (3.47m x 2.64m)

A generous double bedroom overlooking the rear garden, complete with fitted wardrobes.

Bedroom Two 11'5" x 11'2" (3.50m x 3.41m)

Spacious double room with front aspect and built-in wardrobes.

Bedroom Three 10'9" x 8'0" (3.30m x 2.46m)

Third double bedroom with rear aspect and fitted wardrobes with sliding doors.

Bathroom

Fitted with a panelled bath and overhead shower with screen, wash hand basin, chrome ladder radiator, and spotlighting. Airing cupboard and loft access.

Separate WC

With low-level WC and window to the front elevation.

Exterior

To the rear lies a large enclosed garden with an Indian stone patio, timber sleeper borders, and well-maintained lawn, ideal for family entertaining. A summer house and detached outbuilding provide versatile space for hobbies or storage.

Detached Garage

Power, lighting, and up and over door.

Location

Situated in a popular and well connected residential area, this property offers convenient access to nearby shops, schools, and commuter links. Families will appreciate the close proximity to well regarded local schools, while transport links to Manchester and surrounding areas make this a fantastic choice for professionals and commuters alike.





