



 3
Bedrooms

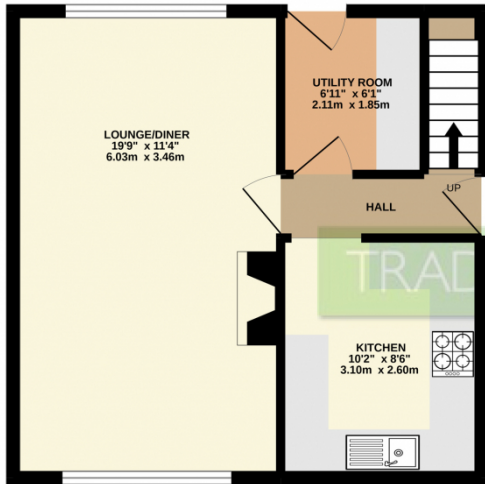
 1
Bathroom



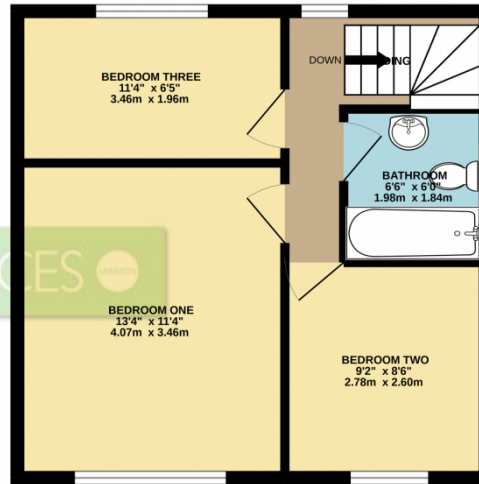


TRADING PLACES ESTATE AGENTS are pleased to offer for sale this much loved THREE BEDROOM semi detached property situated on a popular quiet Davyhulme road. In brief the recently updated tastefully presented accommodation comprises; a welcoming entrance hallway, a spacious 20ft living room, an recently fitted kitchen and a useful utility room. To the first floor a shaped landing provides entry into three well proportioned bedrooms and a well appointed three piece bathroom. Boarded Loft with pull down ladder. The property is warmed by gas central heating and is uPVC double glazed throughout. Externally, to the rear, a SOUTH FACING lawned garden with garden shed. To the front of the property, a blocked paved driveway provides ample off road parking. Ideally located within walking distance of local amenities and only five minutes drive to the M60 Ring Road and the Trafford Centre.

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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