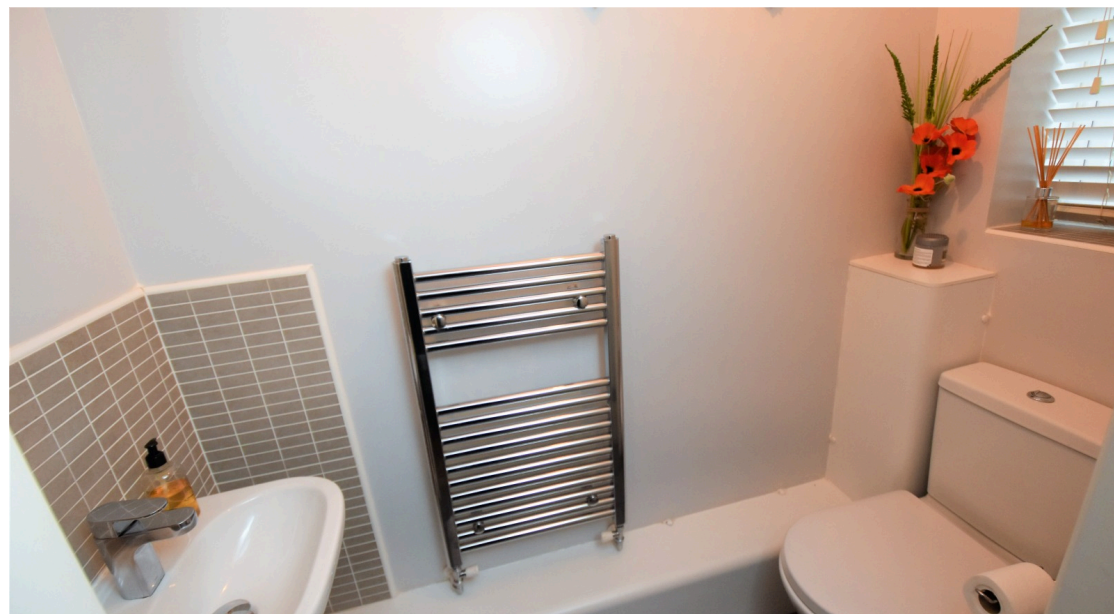




 4  
Bedrooms

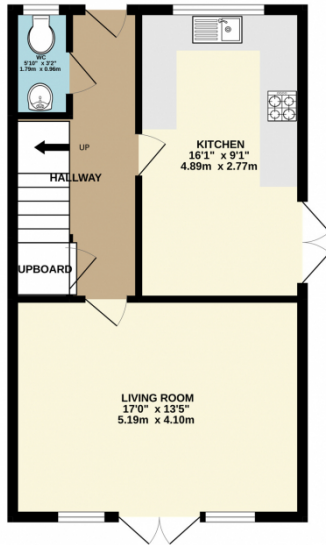
 2  
Bathrooms



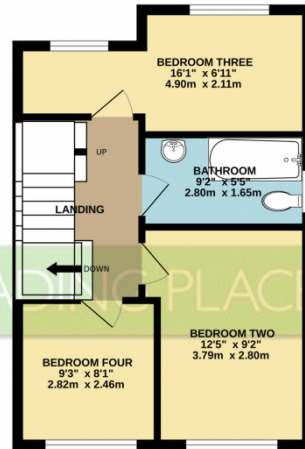


TRADING PLACES ESTATE AGENTS are pleased to offer for sale this stunning individual detached family home built by 'Wiggett Homes' in 2014 offering immaculate accommodation over three floors. Situated in a highly desirable location, popular with families as it is convenient for local schools, Davyhulme Park Golf Club, Lees field and only a short walk to a range of amenities at Woodsend. In brief, the tastefully decorated accommodation comprises; a warm and welcoming entrance hallway, a modern dining kitchen complete with a host of high gloss wall and base units, a useful downstairs WC and a 16ft living room. To the first floor, a shaped landing provides entry into three of the four bedrooms alongside a three piece contemporary family bathroom. Stairs rise from the first floor up to the second floor level where a master bedroom suite can be found with a stylish en-suite shower room walk in wardrobe. Externally, ample off road parking facilities can be found to the front of the property whilst to the rear, a large garden mainly laid to lawn with patio area stretching down the side of the property. An internal inspection is highly recommended.

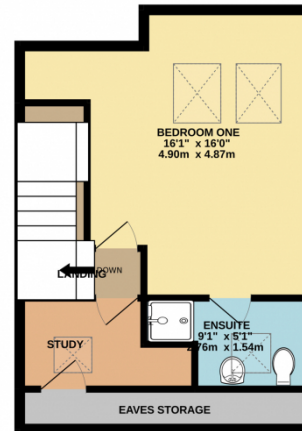
GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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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