



 4
Bedrooms

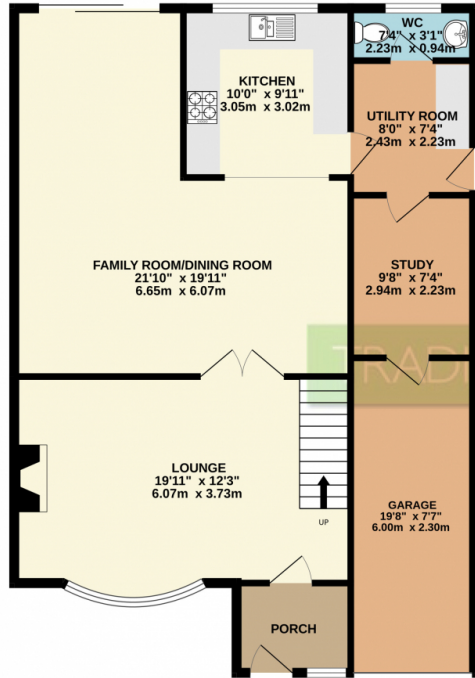
 1
Bathroom



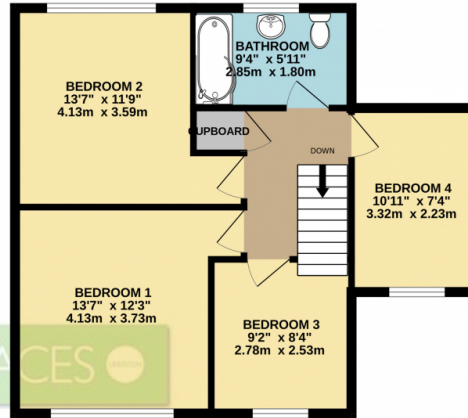


STUNNING REAR GARDEN !!!! TRADING PLACES ESTATE AGENTS are delighted to bring to the market this superb 1600SQFT FOUR BEDROOM executive detached property located on the always popular Davyhulme Road in Flixton and backing onto the Millennium Nature Reserve. This well presented dwelling offers an abundance of spacious living accommodation and occupies a large plot with superb rear garden. The location of the property is close to local amenities and within the catchment area for several popular schools. The accommodation comprises of porch, living room, open plan dining/sitting room, kitchen, downstairs WC, utility room, home office and integral garage. To the upstairs are the four good sized bedrooms and fitted family bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a recently laid block paved driveway offering off road parking and leading to the lawned garden. To the side of the property is a paved path leading to the superb tiered rear garden with paved and decked patio areas which are complimented by established mature plants and shrubs. The rear garden backs onto the Millennium nature reserve.

GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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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