



 4
Bedrooms

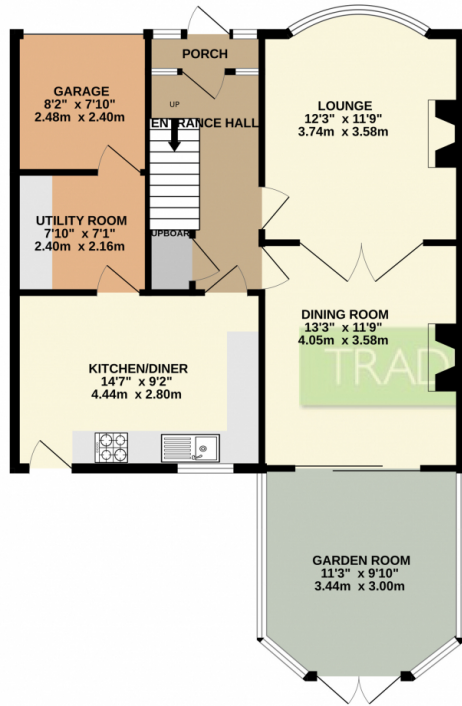
 2
Bathrooms





****SIGNIFICANTLY EXTENDED FAMILY HOME**** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this immaculately presented, extended FOUR BEDROOM/TWO BATHROOM property situated on the extremely desirable residential 'Westminster Road'. This semi detached family residence is nestled within close proximity to a range of local amenities and the highly regarded Davyhulme Primary school. In brief the well cared and significantly updated property comprises; entrance porch, a warm and welcoming entrance hallway, a generously sized bay fronted living room, opening to a separate dining room, double glazed garden room overlooking the rear garden, fitted dining kitchen, a utility room. To the first floor four bedrooms are found, two main bedrooms having fitted wardrobes and a modern fitted four piece family bathroom. Fourth bedroom has a three piece en-suite shower room. Externally, a generous landscaped garden can be found to the rear of the property. To the front of the property, a block paved driveway offers ample off road parking facilities leading to an integral storage garage.

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 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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