



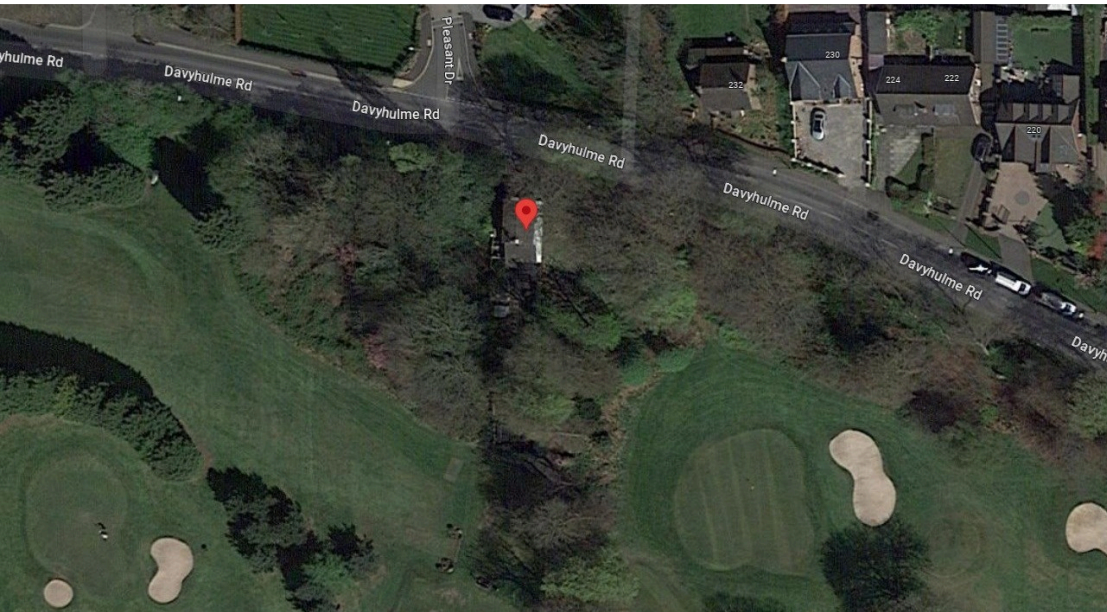
 2  
Bedrooms

 1  
Bathroom





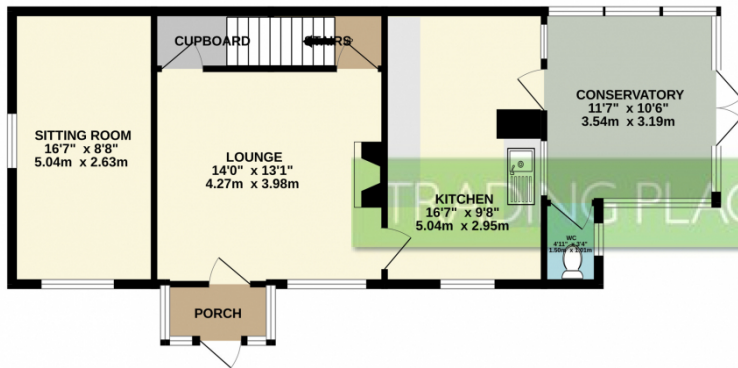




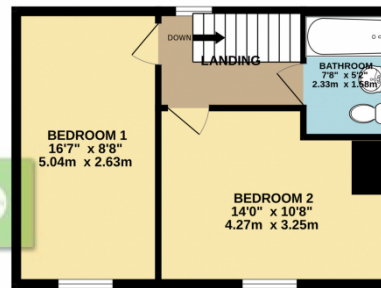


'ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE 'JAWBONE COTTAGE' WHICH IS SURROUNDED BY DAVYHULME GOLF COURSE. TRADING PLACES ESTATE AGENTS are privileged to offer for sale this much loved two double bedroom extended detached cottage which is now in need of general modernisation. Situated on the always desirable Davyhulme Road & boasting an extensive rear garden overlooking Davyhulme Golf Course. Originally built in 1728 the extended accommodation to the ground floor comprises entrance porch, spacious lounge, sitting room, fitted kitchen, conservatory & downstairs wc. To the first floor there are the two double bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a pleasant garden and driveway providing ample off road parking. To the rear there is an extensive mainly lawned garden, garden shed and outside tap. Due to the size and nature of the plot there is genuine potential for further extensions subject to obtaining the required planning consent. Ideally placed for transport links, amenities & Trafford General Hospital.

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 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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