



 4  
Bedrooms

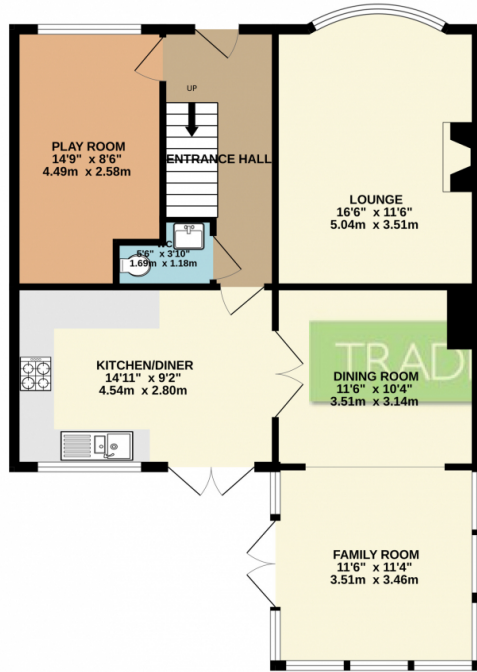
 1  
Bathroom



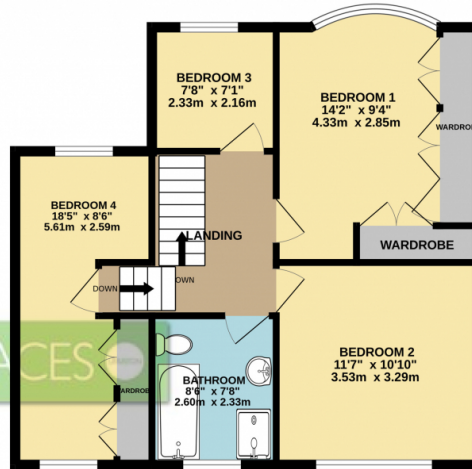


**\*\* SPACIOUS FAMILY RESIDENCE IN HIGHLY SOUGHT AFTER LOCATION \*\*** - Trading Places Estate Agents are delighted to offer for sale this vastly **EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY** on the ever popular Westminster Road in Davyhulme. Ideally located for schools, amenities, transport links and major road networks this property would ideally suit a growing family. In brief the significantly extended accommodation comprises; entrance hallway, lounge with feature fireplace, downstairs WC, playroom, dining room, large fitted kitchen with views over the rear garden and a family room. To the first floor there are **FOUR** well proportioned bedrooms two with fitted wardrobes and a four piece family bathroom suite can also be found. Externally the property offers substantial driveway parking to the front whilst to the rear there is an enclosed south facing mature garden with a paved patio seating area and a raised decking area. This property is warmed by gas central heating and is uPVC double glazed throughout. A sizeable and desirably located family home where viewings come highly recommended.

GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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