



 4
Bedrooms

 2
Bathrooms

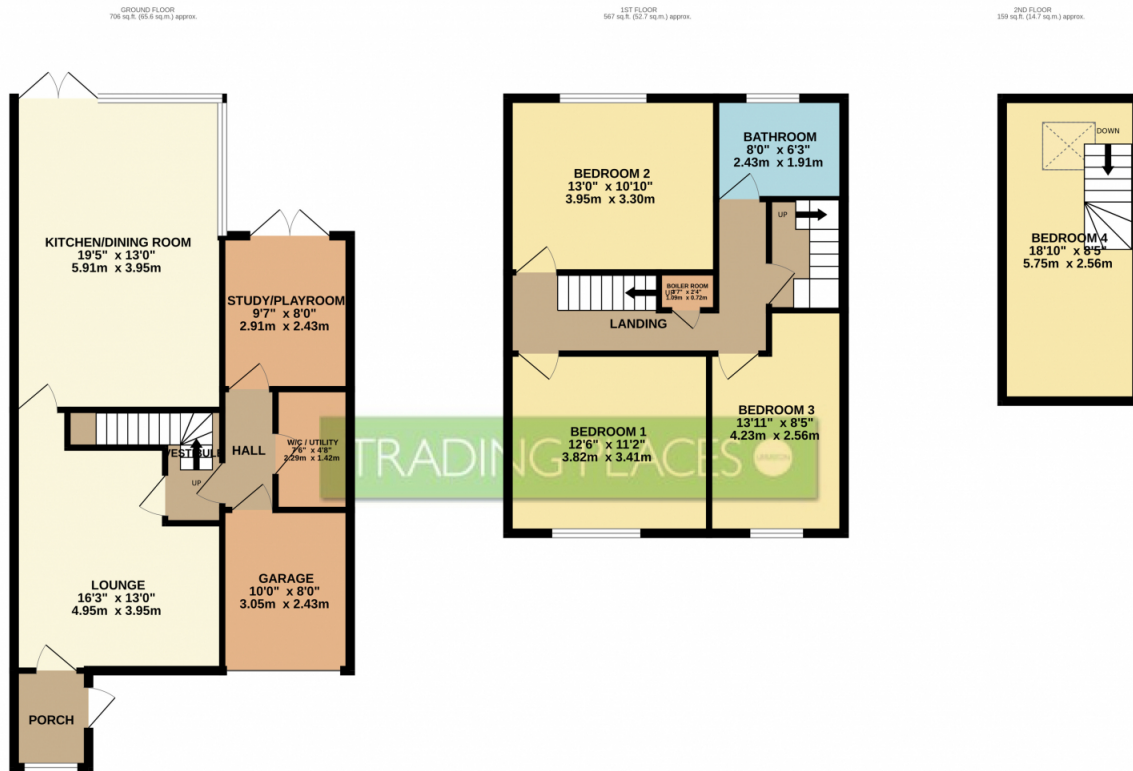




OPEN HOUSE SATURDAY 3RD JUNE

****NO CHAIN**NEWLY REFURBISHED**** TRADING PLACES ESTATE AGENTS are privileged to offer for sale this FULLY REFURBISHED beautifully presented Four Bedroom Semi Detached property located in the highly sought after area of Davenport with close proximity to motorway links, Davenport train station, local amenities and many excellent local schools.

This stunning family home offers accommodation over three floors, to the first floor there is a porch, two reception rooms, a with a bright and airy penplan kirchen diner. There is a utility room/W.C. and a garage. On the second floor there are three spacious bedrooms with the newly refurbished family three PIECE bathroom suite. To the second floor you will find the fourth bedroom, with velux window. Externally to the front of the house there is a driveway to the rear there is an enclosed spacious SOUTH FACING garden with childrens playhouse.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: Bracadale Drive, Davenport, SK3

