



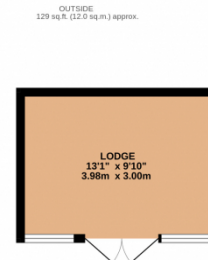
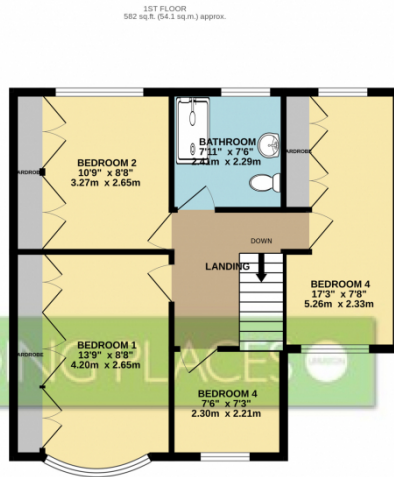
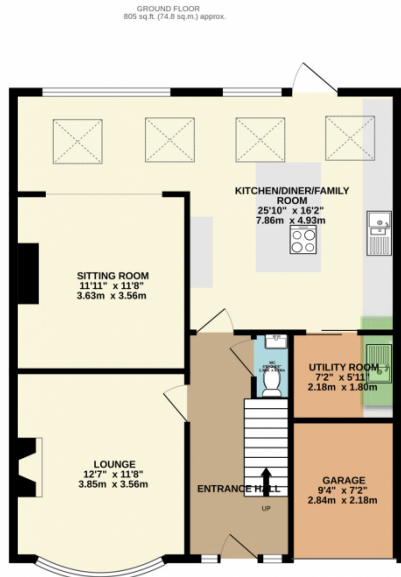
 4
Bedrooms

 1
Bathroom





****STUNNING OPEN PLAN BREAKFAST KITCHEN**** TRADING PLACES ESTATE AGENTS are delighted to bring to the market this superb extended FOUR BEDROOM property on the always popular Westminster Road in Davyhulme. The property is brimming with eye catching kerb appeal and finished to a very high standard throughout. This desirable home offers an abundance of well-proportioned living space and is ideal for the growing family. The accommodation boasts an open plan, light and contemporary feel throughout with plantation shutters in all front rooms of the home. The location of the property is within the catchment area for very well regarded schools and close to major transport links. The accommodation comprises of entrance hallway, downstairs wc, front lounge with feature fireplace, rear 'snug' sitting room opening to the main feature of the property a stunning open plan breakfast kitchen with modern wall and base units, quartz worksurfaces, 'Bosch' integrated appliances, velux windows, large glass windows overlooking the rear garden. There is a separate utility room with separate washer and dryer and ample storage and leads to a storage garage fitted with electric roller door and has power as well as hot and cold bib taps. To the upstairs are the four good sized bedrooms all with fitted wardrobes and a modern three piece fitted bathroom. To the front is an impressed concrete driveway offering ample off-road parking and leads to the storage garage. To the rear is a good sized mostly lawned garden and 'Indian Stone' paved patio areas which benefit from being in the sun all day until sunset. A large newly installed summerhouse is currently used as a home office as it has power and its own Cat 5 data supply for highspeed broadband, but would also make an ideal games room, craft room or home gym. The garden also has a separate shed, external power supply and hot and cold bib taps



TRADING PLACES

TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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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