



 3  
Bedrooms

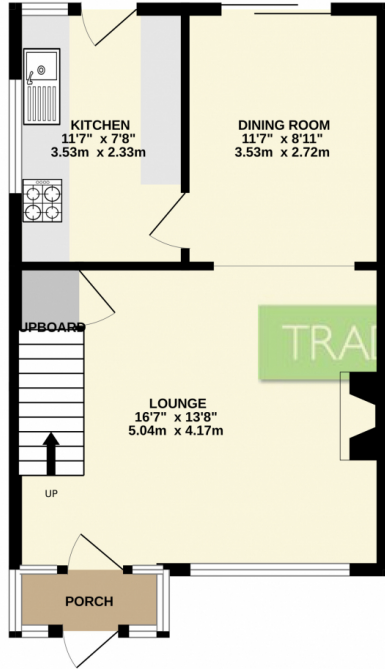
 1  
Bathroom



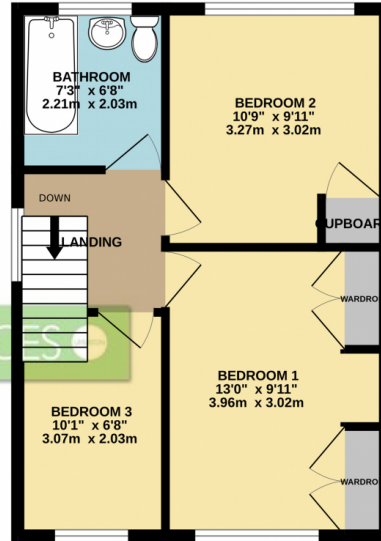


**\*\* LARGE REAR GARDEN\*\***TRADING PLACES ESTATE AGENTS are pleased to offer for sale this THREE BEDROOM semi detached property which is in need of some cosmetic updating situated on the ever popular 'Wimpy Estate' in Davyhulme with a very large back garden. This property is convenient for bus routes, the Trafford Centre, local schools and the George Carnall Leisure Centre and in brief the accommodation comprises; welcoming entrance porch, a spacious living room which opens into a dining room with patio doors leading out to the rear garden. The kitchen itself has wall and base units with contrasting worksurfaces above. To the first floor there are three good sized bedrooms and a three piece white bathroom. Externally, a long driveway provides ample off road parking leading to a single garage. Whilst to the rear, a large private garden can be found mainly laid to lawn with patio area ideal for a table and chairs during those summer months. This property is warmed by gas central heating is uPVC double glazed throughout.

GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA : 823 sq.ft. (76.4 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Benbecula Way, Davyhulme, M41

