



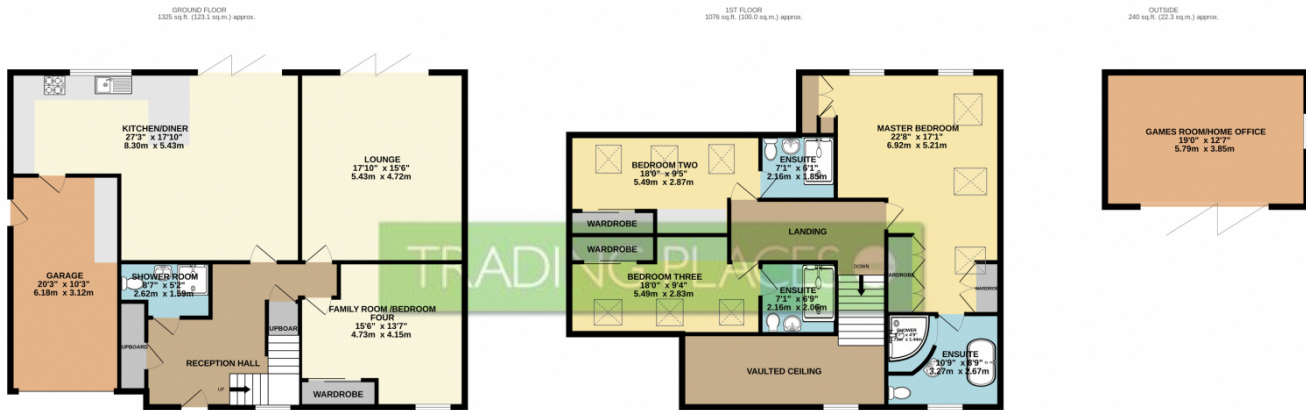
 4  
Bedrooms

 4  
Bathrooms





UNIQUE DETACHED PROPERTY! TRADING PLACES ESTATE AGENTS are delighted to bring to the market this individually designed and spacious 2640 SQFT FOUR BEDROOM/ FOUR BATHROOM detached executive family home nestled at the head quiet cul-de-sac just off Davyhulme Road. This property is designed to the highest specification and complimented further by a stunning open plan kitchen/breakfast room and an impressive master bedroom suite with dressing area and en-suite bathroom. Built in 2017, one of eight recently built properties this exclusive property is finished to an exceptionally high standard, with high quality brand fixtures and fittings, underfloor heating throughout the property, 'Neff' kitchen appliances, CAT 5 access points, CCTV. In further detail the accommodation comprises; large welcoming reception hallway, a generously sized living room with bi-folding doors, a second reception room ideal for use as a family room/bedroom four, a downstairs shower room, a breathtaking open plan dining/kitchen/living with Silestone Quartz worktops, Quooker tap, wine fridge and bi-folding doors leading out into the rear garden and access into an integral garage. A staircase rises to the first floor landing which provides access into three bedrooms all having en-suite shower rooms with 'Villeroy and Bosch' sanitary ware and recently fitted wardrobes. Externally there is a large separate lodge ideal for a games room/home office with full electrics, heating and bi-folding doors leading out to composite decking. This property is positioned on a large plot with recently landscaped gardens to the front, sides and rear. The rear having a large Porcelain tiled patio ideal for summer outside family dining. Approached via a large driveway suitable for at least five cars, 7kw Pod point EV charger, integral garage with an Electric up and over door. The location is much sought after offering you great transport links and within the catchment area for several popular schools. This property is offered for sale with the remainder of a 10 year insurance backed structural warranty from LABC Warranty. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network



TOTAL FLOOR AREA : 2640 sq.ft. (245.3 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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# Coming soon

