



 4
Bedrooms

 2
Bathrooms





TRADING PLACES ESTATE AGENTS are pleased to present this unique period property on one of Davyhulme's most sought-after roads. Accessed through a secure gate, this distinguished residence welcomes you to a private entrance, a design that offers enhanced security and privacy, making it a serene retreat amidst the area's charm. This property offers a blend of period features and modern comforts, making it an ideal haven for a growing family.

Upon approach, a gravel driveway framed by lush, mature landscaping sets a tranquil scene. Entering the residence, you're greeted by a warm and opulent entrance hallway that leads to a charming 18ft living room adorned with a cosy wood burner and exposed beamed ceilings. A convenient downstairs WC is situated nearby, followed by an impressive open-plan dining-breakfast kitchen with exposed beam ceilings, complemented by a separate utility room.

The first floor houses a split-level landing granting access to three generously sized bedrooms, one equipped with a WC, and a spacious four-piece family bathroom. The comfort extends to the second floor where the master bedroom resides, boasting a luxury en-suite shower room.

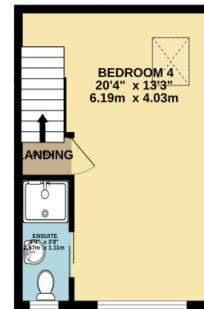
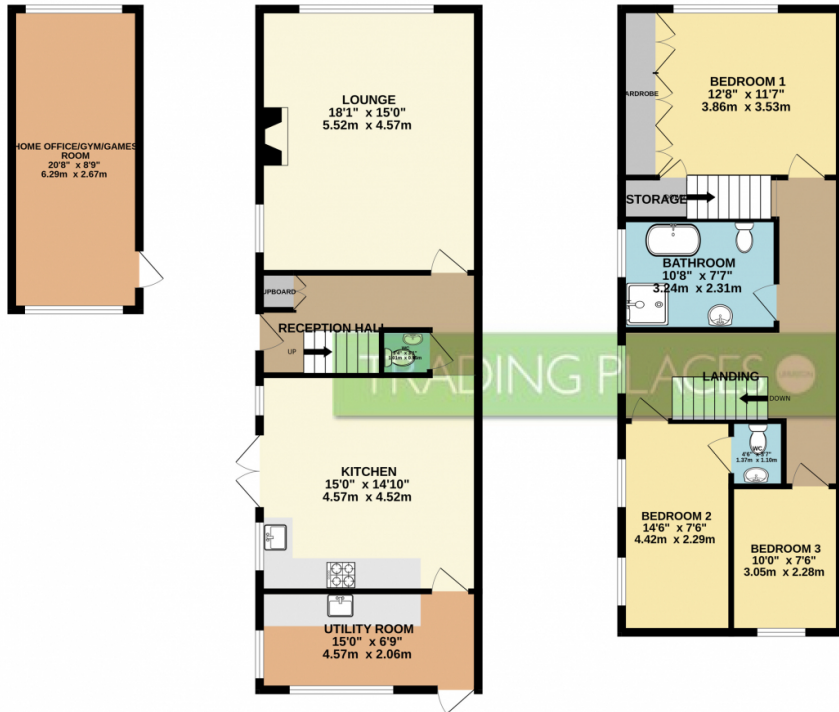
The property boasts a separate brick-built outbuilding, a versatile space perfect for a home office, gym, or games room. The serene private rear garden is a haven of relaxation with sweeping lawns and mature trees, all enclosed by timber fencing. A quaint stone-flagged patio awaits, perfect for al fresco dining and outdoor entertaining in the warmer months.

This remarkable residence has been well-maintained and offers a unique, light, and traditional accommodation in an enviable location. Don't miss the opportunity to own a piece of Davyhulme's architectural legacy.

GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.

1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.

2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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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