



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 situated just off 'Davyhulme Road'. 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. 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, converted garage which now provides a playroom/home office, front lounge with understairs storage cupboard, opening to the main feature of the property a stunning 7m x 6m open plan breakfast kitchen with modern wall and base units, quartz worksurfaces, integrated appliances, velux windows, large bi-folding doors leading out to the rear garden. To the upstairs are the four good sized bedrooms, boiler cupboard and a modern three piece fitted bathroom. To the front is a flagged driveway offering ample off-road parking. To the rear is a good sized mostly lawned garden and paved patio areas which benefit from being in the sun all day until sunset.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 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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