



**£450,000**

**Lyndhurst Avenue, Davyhulme, M41**

**Bedrooms : 4**

**Bathrooms : 1**

**Reception Rooms : 2**

**Trading Places Estate Agents**  
42 Flixton Road , Urmston, Manchester, M41 5AB  
mark@tradingplacesurmston.co.uk | 01617470022  
Website: <https://www.tradingplaces.co.uk/>

**TRADING PLACES**

**\*\*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.

## **Making offers on Trading Places Houses**

**Your offer needs to be in writing to the below email with your position and any necessary supporting documents.**

Phone lines are open Monday 9am – 5.30pm, Saturday 9 – 4pm and Sunday 11-3pm should you have any questions.

**0161 747 0022 (option 1 calls all branches) email  
Chloe@tradingplacesurmston.co.uk with all offers**

**All offers need to be accompanied with proof of funds**

- 1. ID showing full names of all parties purchasing** (including middle names)
- 2. Please confirm your current situation again** (first time buyer, living in rented, Sold, if sold please supply your estate agents details too etc)
- 3. Timescales** (if you are bound by a date you need to complete a sale by)
- 4. Proof of deposit** (i.e. bank statement, confirmation of a gift from parents, memo of sale if you have sold a house etc)
- 5. Mortgage agreement with mortgage advisors' details and phone number, if cash proof of cash**
- 6. Solicitors details** (most won't have yet but if you have please supply)

If you wish to be referred to an independent mortgage advisor for some advice or wish to compare your current mortgage deal, please just ask.

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