



 3
Bedrooms

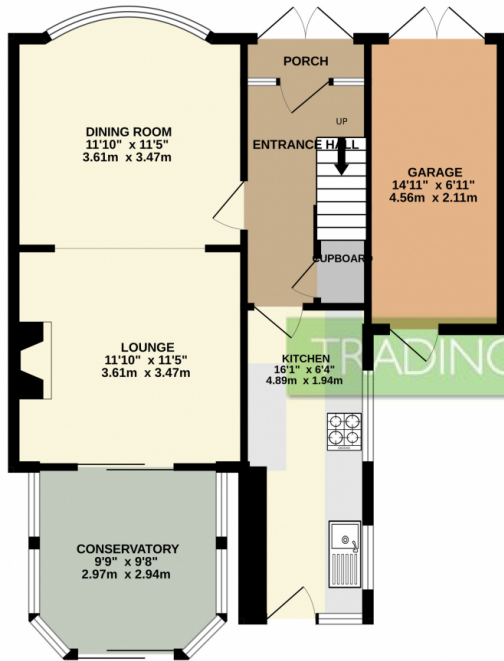
 1
Bathroom



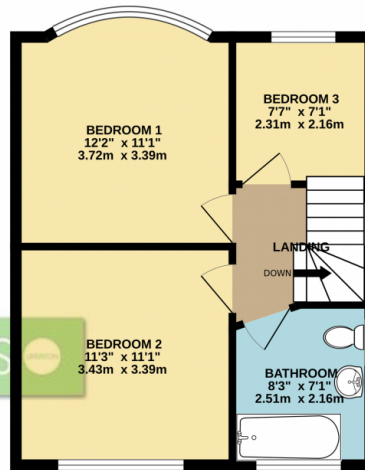


TRADING PLACES ESTATE AGENTS are proud to offer for sale this much loved and well appointed three bedroom extended semi detached family property situated in the desirable area of Davyhulme. In brief the property comprises entrance vestibule, welcoming hallway, bay fronted dining room, lounge, conservatory, extended fitted kitchen, shaped landing, the three well proportioned bedrooms and a three piece bathroom suite. The property is warmed by gas central heating (new boiler 2021) and is UPVC double glazed. Externally there is a generous driveway providing ample off-road parking which leads to the attached garage. There is a mainly lawned garden with mature beds whilst to the southerly facing rear there is a paved patio area with mainly lawned garden beyond. Ideally placed for transport links, access to local amenities and the well regarded schools.

GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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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