



 4
Bedrooms

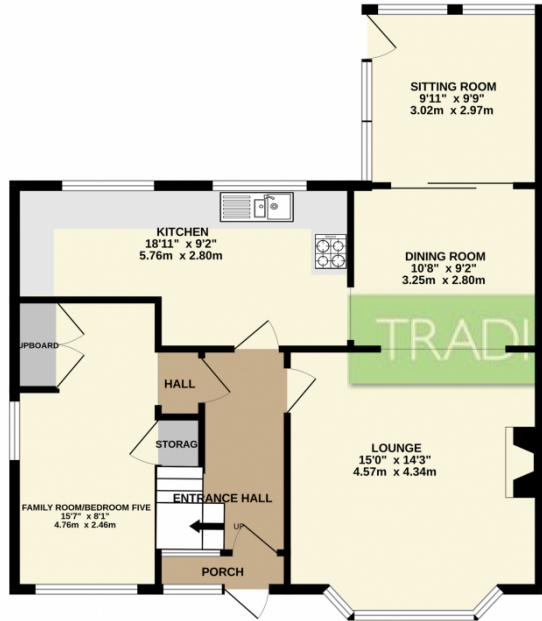
 1
Bathroom



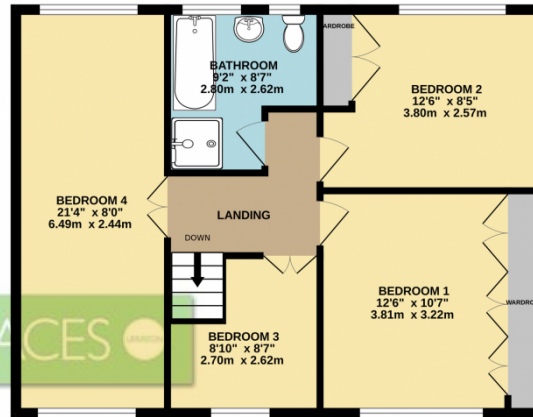


****NO ONWARD CHAIN** - **OFFERING EXCELLENT POTENTIAL TO MODERNISE** - TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this spacious 1450QFT FOUR/FIVE BEDROOM semi-detached property, located on a quiet crescent in Davyhulme, this property briefly comprises; entrance porch, a welcoming entrance hallway, bay fronted living room which opens into a dining room alongside a extended fitted kitchen and family room, the garage has been converted to providing another reception room/ bedroom five. To the first floor, a shaped landing provides entry into four good sized bedrooms and a four piece fitted bathroom suite.. Externally, to the front of the property, a driveway provides off road parking. To the rear, a mainly lawned larger than average, enclosed garden can be found with timber fenced boundaries. Offered for sale with no onward chain. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within close proximity including Ofsted outstanding Davyhulme Primary School, Woodhouse Primary School and of course, Urmston Grammar School.

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1444 sq.ft. (134.2 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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