



Offers in excess of £450,000

TENURE : FREEHOLD

Prestwood Close, Davyhulme, M41

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 1

EPC D

New build house style

No onward vendor chain

Council Tax band D

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

TRADING PLACES

****EXECUTIVE DETACHED FAMILY HOME**** - TRADING PLACES ESTATE AGENTS are pleased to offer this fantastic opportunity to purchase a spacious, detached executive family home located within a quiet residential area. This highly desirable **FOUR BEDROOM** property was built in 2011 by Persimmon Homes and is designed to the highest specification and complimented further by a stunning open plan dining kitchen. In brief, the well-proportioned accommodation is arranged over two floors and briefly comprises; a warm and welcoming entrance hallway, internal door to the single garage, a good sized living room and an impressive open plan dining kitchen with double glazed patio doors leading out to the rear garden. A conveniently positioned WC can also be found on the ground floor making this home perfect for families. Stairs rise to the first floor level where a spacious landing provides access into four well-proportioned bedrooms, a three piece family bathroom and an ensuite shower room. This property is situated on a generous plot with a pleasant front garden, pathway leading up to the entrance door with driveway providing off road parking leading to integral single garage. To the rear there is a decked patio area with a lawned garden beyond. Further benefits of this stunning home include new carpets, an annually serviced central heating boiler and uPVC double glazing throughout. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property is positioned within close proximity to the motorway network. We understand our clients are in the process of purchasing the freehold and thus, any purchase of this property will be made on a freehold basis.

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 Urmston@tradingplaces.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)

Its highly unlikely for a vendor to accept an offer without proof of finances so please if something is missing inform / explain why and we will relay this to the vendor.

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.

Trading Places Estate Agents

42 Flixton Road , Urmston, Manchester, M41 5AB

mark@tradingplacesurmston.co.uk | 01617470022

Website: <https://www.tradingplaces.co.uk/>

TRADING PLACES 