



Offers over £425,000

TENURE : LEASEHOLD

Westminster Road, Davyhulme, M41

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 3

999 Year Lease

£5 PA Ground Rent

Council Tax Band C

Boiler 5 Years Old

Vendor has offered on an onward Property

Trading Places Estate Agents
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TRADING PLACES

TRADING PLACES ESTATE AGENTS are delighted to offer for sale this extended, spacious THREE BEDROOM semi detached residence situated within the always popular 'Canterbury Road' development in Davyhulme. This property offers spacious accommodation arranged over two floors and the accommodation briefly comprises, a welcoming entrance hallway, a bay fronted dining room, a 17ft living room with sliding doors opening into a uPVC double glazed conservatory. An extended contemporary kitchen fitted by 'Wren' comes complete with a host of 'shaker' style wall and base units. To the first floor, a shaped landing provides entry into three well proportioned bedrooms alongside a modern three piece family bathroom. Externally to the front of this property, a large resin driveway provides off road parking. To the rear, an impressive southerly facing garden further enhances this family home and is not overlooked. The garden itself includes an Indian stone paved patio's, a shaped lawned garden with enclosed borders. Further benefits of this property include a combination boiler serviced annually, a resin driveway and landscaped garden, a partially boarded loft space and uPVC double glazing. 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 walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network. This property is a credit to our clients and an internal inspection is highly recommended.

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.