



 3
Bedrooms

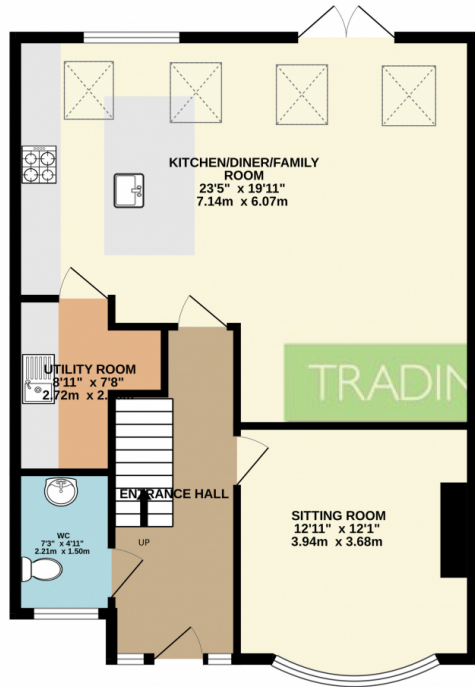
 1
Bathroom



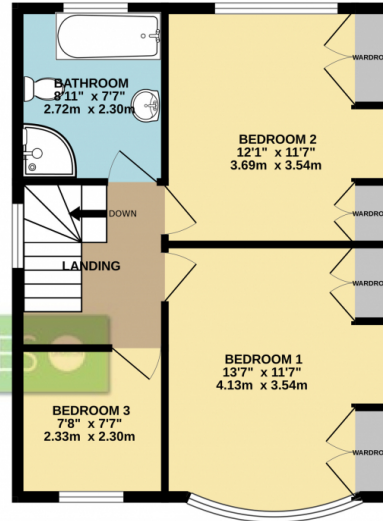


****STUNNING OPEN PLAN BREAKFAST KITCHEN***** TRADING PLACES ESTATE AGENTS are delighted to bring to the market this superb extended THREE BEDROOM property on the always popular Westminster Road in Davyhulme. The property is brimming with eye catching kerb appeal and finished to a very high standard throughout. 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, front sitting room, the main feature of the property a stunning open plan breakfast kitchen with modern wall and base units, quartz worksurfaces, integrated appliances, velux windows, large glass windows overlooking the rear garden. There is a separate utility room with separate washer and dryer and with ample storage. To the upstairs are the three good sized bedrooms two with fitted wardrobes and a modern four piece fitted bathroom. To the front is an resin driveway offering ample off-road parking. To the rear is a good sized mostly lawned garden and a paved patio area which benefit from being in the sun all day until sunset.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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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