



£440,000

TENURE : LEASEHOLD

Westminster Road, Davyhulme, M41

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

999 Year Lease

£5 Ground Rent PA

They have offered on a house with no chain

Council Tax Band C

Current Owners did the Extension

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

TRADING PLACES

****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.

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
Chloe@tradingplacesurmston.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.

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