



 3  
Bedrooms

 1  
Bathroom

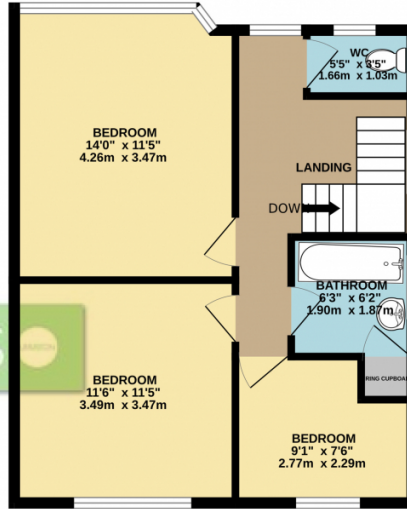
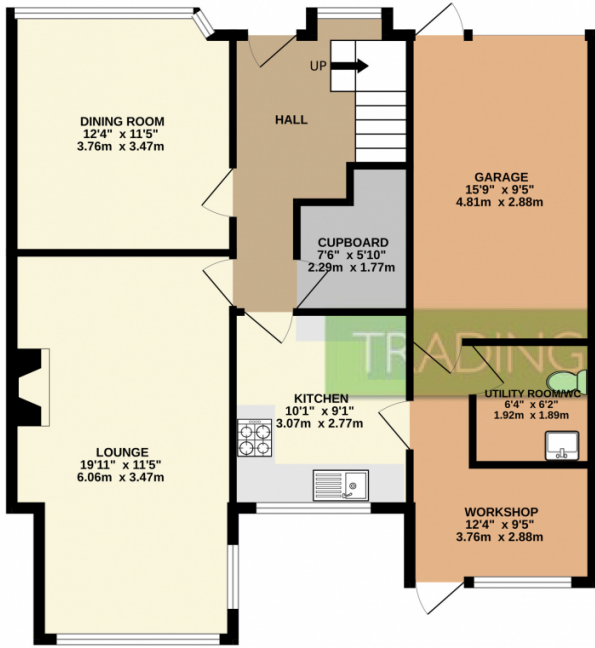




TRADING PLACES ESTATE AGENTS are pleased to offer for sale this THREE BEDROOM semi-detached property which is in need of general updating located in a desirable family residential area, convenient for a range of schools. This is a larger than average home offering well proportioned rooms, ample parking and an enclosed rear garden with far reaching views over Davyhulme Millennium Park. On entering the property there is a spacious entrance hallway, large understairs storage cupboard, a bay fronted dining room, a generously sized extended lounge looking out into the rear garden and a fitted kitchen. To the first floor, there are three well proportioned bedrooms, bathroom and a separate W.C. Externally, there is a large driveway providing off road parking. A single garage with separate utility room/wc and workshop. The rear garden is mainly laid to lawn with a patio area ideal for a table and chairs during those summer months.

GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.

1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1349 sq.ft. (125.3 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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