



£360,000

TENURE : FREEHOLD

Daresbury Avenue, Flixton, M41

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Gas Central Heating

Needs work

No onward vendor chain

The best outlook!

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

TRADING PLACES

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.

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.