

TRADING PLACES ●

Offers over £525,000
Links Rise, Davyhulme, M41



 3
Bedrooms

 1
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022



TRADING PLACES ●

Offers over £525,000
Links Rise, Davyhulme, M41



42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

****DETACHED RESIDENCE IN A PRESTIGIOUS LOCATION**** - TRADING PLACES ESTATE AGENTS are delighted to bring to the market an extremely desirable THREE BEDROOM bay fronted DETACHED family property situated on the ever sought after Links Rise, just off Davyhulme Road.

This well presented home has been comprehensively refurbished in recent years and would be ideal for a growing family looking for spacious living in a quiet cul-de-sac. In brief the attractive accommodation comprises; a warm and welcoming entrance hallway, downstairs WC, a generously sized bay fronted living room, opening to a dining area a modern fitted kitchen, extended family room and fully double glazed conservatory. To the first floor there are three well-proportioned bedrooms, bedroom two has a fitted enclosed shower area and a immaculately presented luxury three piece bathroom. Externally the property benefits from a paved driveway which offers ample off road parking facilities and in turn leads up to a useful integral brick built garage with an electric car charging point. To the rear there is an artificial lawn garden with a large paved patio area suitable for alfresco dining during those summer months. Located just off Davyhulme Road, the Links Rise development has always proven popular given its quiet cul-de-sac position. This property is conveniently situated within easy reach of Davyhulme Golf Course, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property is positioned within close proximity to the motorway network.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 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.

Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Links Rise, Davyhulme, M41

