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



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\*\*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 culde-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 Colf 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.

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GROUND FLOOR 834 sq.ft. (77.5 sq.m.) approx. 1ST FLOOR 406 sq.ft. (37.7 sq.m.) approx.

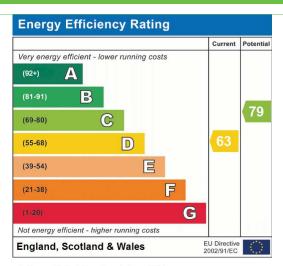


TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.

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