

TRADING PLACES ●

Offers over £450,000
Davyhulme Road, Davyhulme, M41



 2
Bedrooms

 1
Bathroom

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

01617470022



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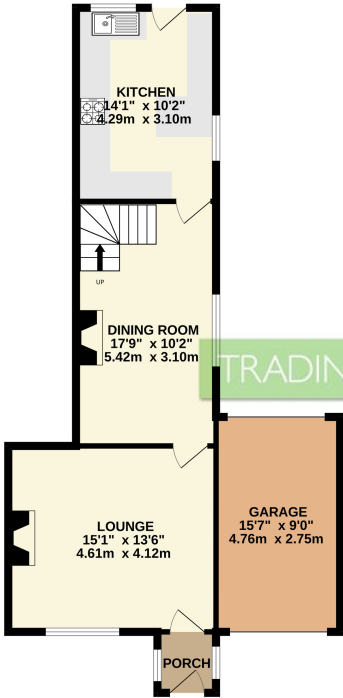


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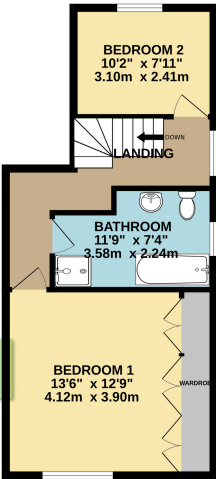
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An attractive and charming 250 YEAR OLD semi-detached cottage situated on arguably the most prestigious address in the area. Oozing a wealth of character and period features this property is sure to please, with timber beams, exposed brick fireplaces and a cottage style interior. Set well back from the road with an original cobbled driveway, and ample off road parking. On entering the property there is an attractive porch, living room with feature beams and an exposed brick open grate fireplace, large dining room with stairs to the first floor, a fabulous cream fitted kitchen with granite work surfaces. On the first floor there is a spacious landing/ study area, large family bathroom with a four piece suite, and two bedrooms (master with fitted wardrobes) and feature beams. Outside there is a 65ft driveway providing ample parking and access to the garage, a lawned garden and flower beds. To the rear, the property is not directly overlooked, backing onto a playing field. The garden is a good size and shaped with deep flower beds, a brick built outhouse with a slate pitched roof. The garden is fully enclosed with fencing to the neighbouring properties, a paved patio area, to the rear of the garage there is an up & over door which would enable the storage of a car/ bike/ small boat to the rear of the house.

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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