

# TRADING PLACES ●

£599,950

Hall Farm Avenue, Davyhulme, M41



 **3**  
Bedrooms

 **1**  
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |  
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01617470022



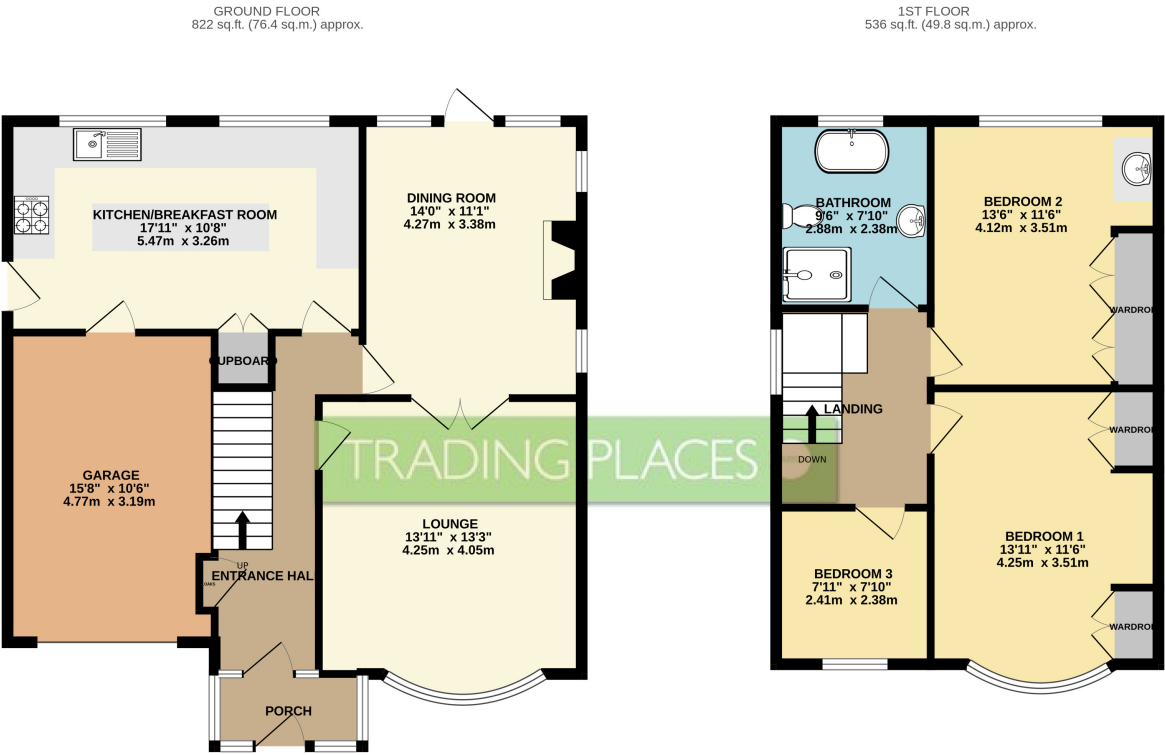






TRADING PLACES ESTATE AGENTS are proud to offer for sale this superbly presented three bedroom extended detached family residence situated on a peaceful sought after Davyhulme road. Benefiting from a high standard of finish & an impressive rear garden making an early viewing essential. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted lounge, dining room, extended dining kitchen with granite worksurfaces and integral appliances, shaped landing, the three well proportioned bedrooms & four piece bathroom suite. The property is warmed by gas central heated & fully uPVC double glazed. Externally to the front there is a block paved driveway providing ample off road parking leading to the attached garage. The rear garden is a credit to our clients & boasts a decked areas, indian stone paved patio with lawned garden. Perfectly placed for the well regarded schools, Trafford General Hospital & amenities.





TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hall Farm Avenue, Davyhulme, M41

