

TRADING PLACES

£275,000

Iona Way, Davyhulme, M41



3

Bedrooms



1

Bathroom

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

01617470022

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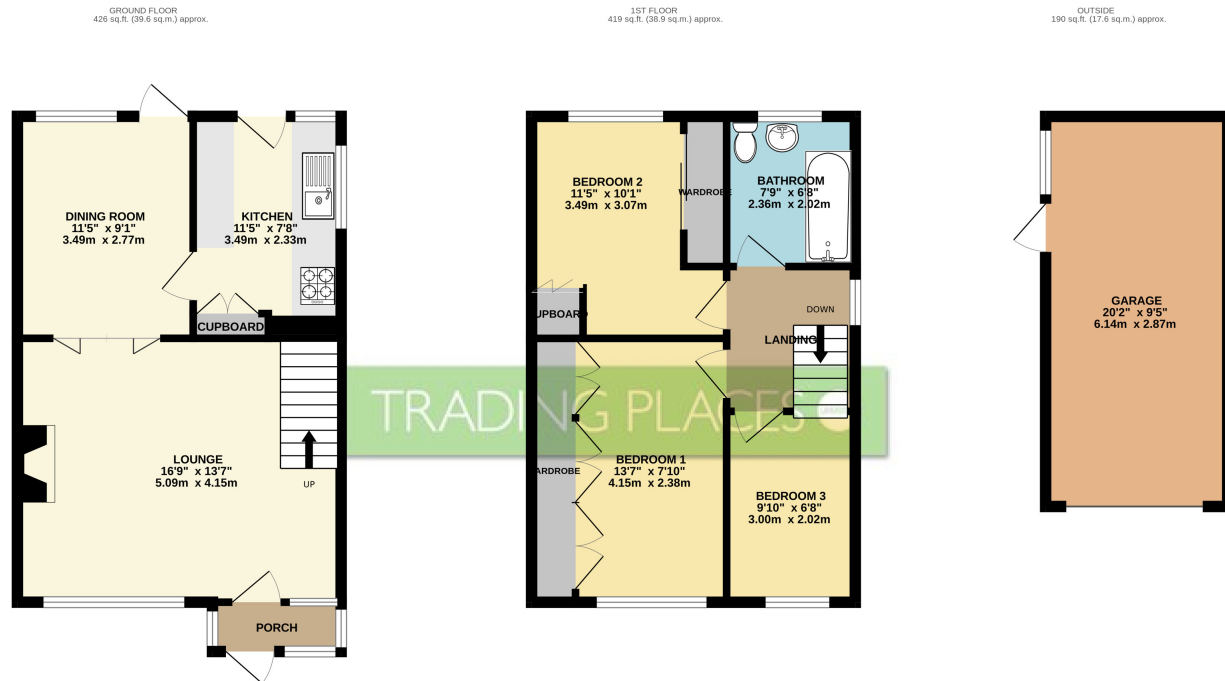
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TRADING PLACES ESTATE AGENTS are delighted to offer for sale this well presented THREE BEDROOM semi detached property located in a popular area of Davyhulme with the added benefit of not being overlooked to the front . The property in brief comprises; welcoming entrance porch, a spacious living room, the kitchen itself comes complete with a range of wall and base kitchen units with contrasting worksurfaces and opens into a dining area providing space for a six seater dining table with patio doors leading out to the rear garden. To the first floor there are good sized three bedrooms and a three piece bathroom suite. Externally to the front of the property there is a driveway providing off road parking whilst to the rear, an enclosed lawn garden can be found. A single garage with the supply of power and lighting This property benefits from uPVC double glazing throughout and gas central heating. Located on a sought after Davyhulme road ideal for local amenities including the Trafford Centre, highly regarded schooling and offers excellent transport links to and from the City Centre, Trafford Centre and Salford Quays.

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TOTAL FLOOR AREA: 1035 sq.ft. (96.1 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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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: Iona Way, Davyhulme, M41

