

# TRADING PLACES ●

Offers over £200,000  
Tiverton Road, Davyhulme, Manchester M41



 2  
Bedrooms

 2  
Bathrooms

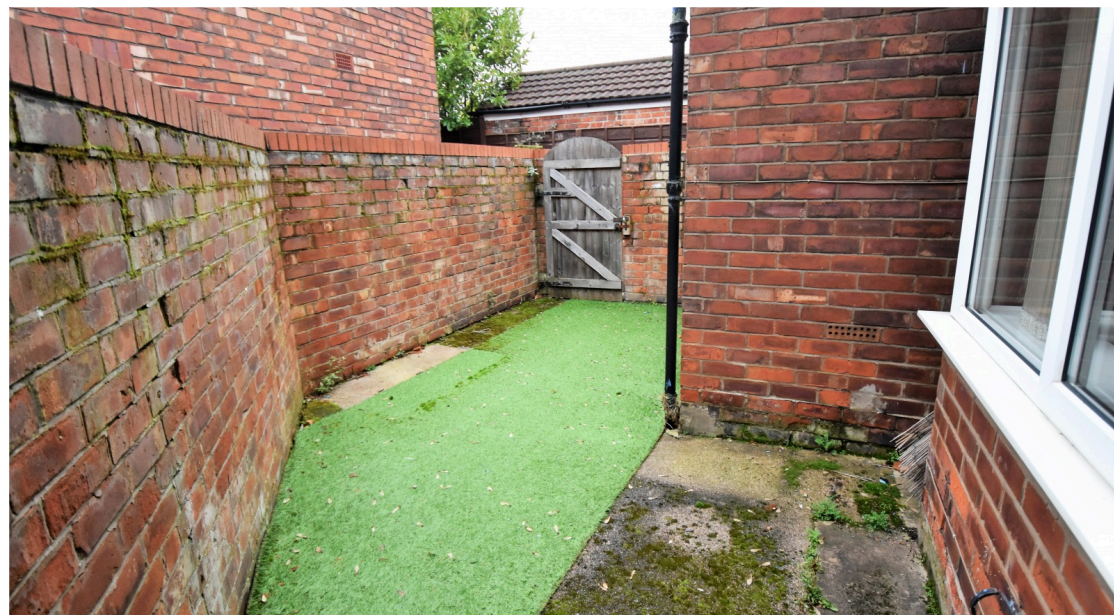
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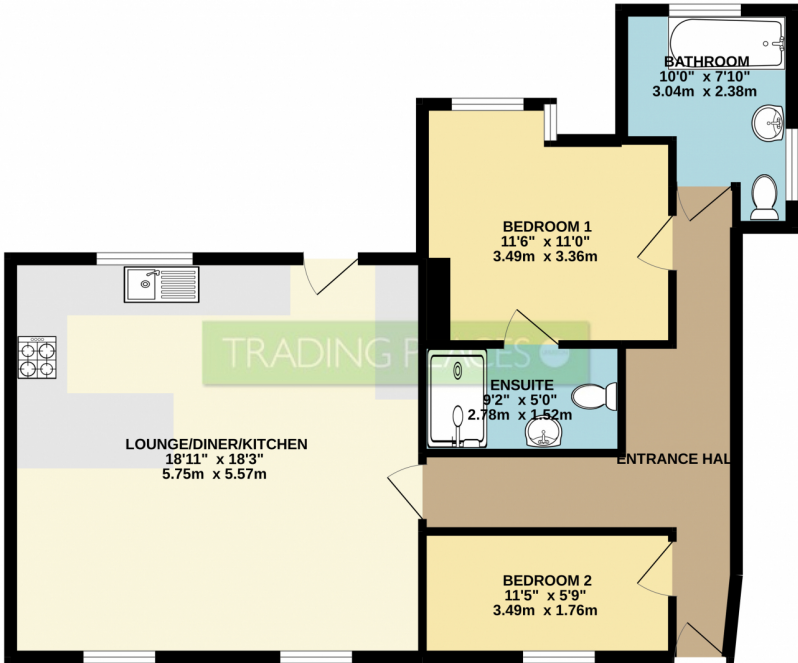




A STUNNING 780SQFT TWO BEDROOM/TWO BATHROOM GROUND FLOOR apartment forms part of an exclusive building comprising of just two apartments, with this particular unit benefitting from its own private entrance and rear patio. The spacious accommodation comprises; Entrance hall, the 'hub of the home' a simply spectacular open plan Kitchen/Living/Dining Room with access to a private courtyard. A light and airy double bedroom with en-suite shower room, additional bedroom and bathroom with three piece suite including shower over bath completes the internal accommodation. For those buy to let investors who may be interested, we expect a rental amount of £950pcm to be achievable which generates an approx. 5.7% gross yield. The property is located in a highly convenient location that lies with just 0.5 miles of the Trafford Centre and the M60.



GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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 v2022

The image shows the Energy Performance Certificate (EPC) logo, which includes a house icon and a color-coded scale from A (green) to G (red). The text 'EPC' is prominently displayed in red, and 'Coming soon' is written in large black letters below it.

