

TRADING PLACES

Offers in excess of £650,000
Bowers Avenue, Davyhulme, M41



4

Bedrooms



2

Bathrooms

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

01617470022

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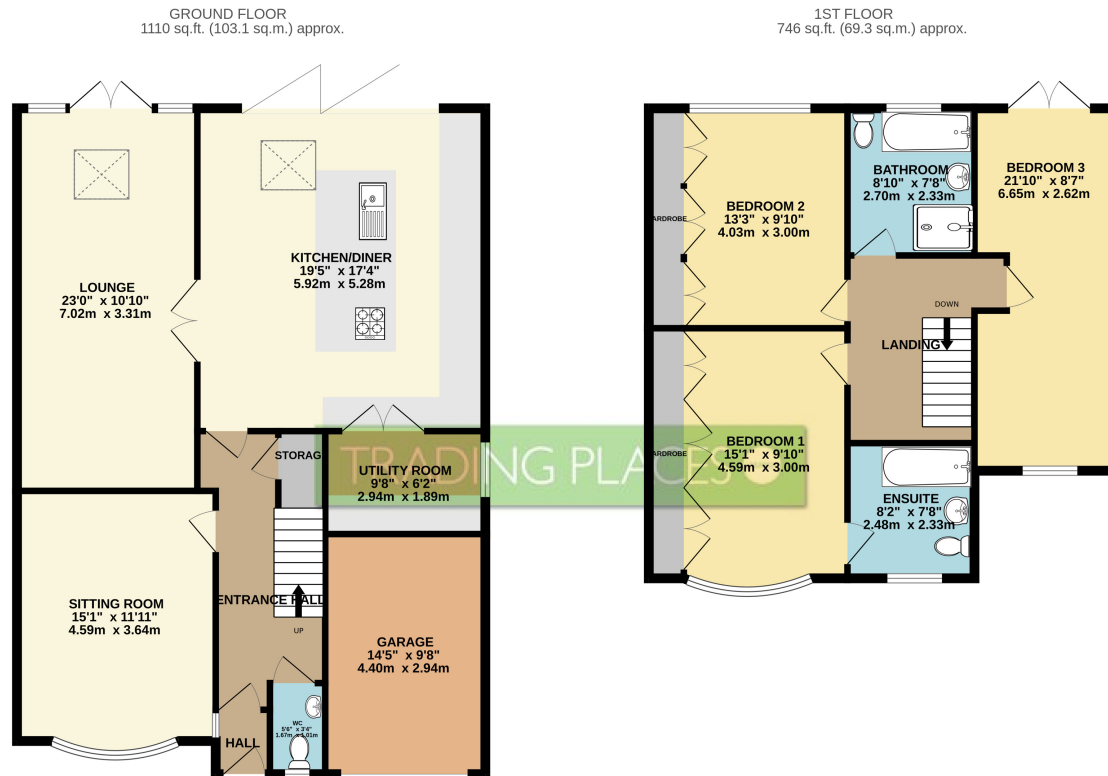
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****REDUCED FOR QUICK SALE **PRESTIGIOUS URMSTON LOCATION**** - TRADING PLACES ESTATE AGENTS are pleased to offer to the sales market this rare opportunity to purchase this unique, significantly extended 1850SQFT four bedroom detached 1850sqft family home located on a Tree lined Davyhulme road. This property is immaculately presented throughout with original features enhanced by a stunning open plan dining kitchen and a mature rear garden. This delightful property would be ideal for any growing family providing spacious accommodation arranged over two extensive floors. Offering flexible living accommodation finished in a contemporary style, upon entering the ground floor there is a large welcoming entrance hallway which leads to a generously sized sitting room featuring a lovely bright bay window. To the rear is a tranquil extended lounge with access into the garden via uPVC doors. A newly fitted modern open plan breakfast kitchen with granite worktops and integral 'Neff appliances', bi folding doors leading out to the rear garden. A downstairs WC, utility room and a storage garage completes the ground floor accommodation. Venture upstairs and you are welcomed by four well-proportioned good sized bedrooms, two of which benefit from bespoke fitted wardrobes. The master bedroom is serviced by an luxury en-suite bathroom alongside a family bathroom. Externally, to the front of the property, a twin block paved driveway provides excellent off road parking facilities. To the rear there is a secluded garden housing a variety of mature bushes and plants incorporating a large koi pond with a wooden bridge. Other benefit to note is a 12 OWNED solar panel. This impressive family home is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Urmston Grammar School. For commuters, this property is positioned within five minute's drive to the motorway network.

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TOTAL FLOOR AREA: 1855 sq.ft. (172.4 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		
(55-68) D	61	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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