

TRADING PLACES ●

Offers over £300,000
Kingsway Park, Davyhulme, M41



 **3**
Bedrooms

 **1**
Bathroom

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01617470022

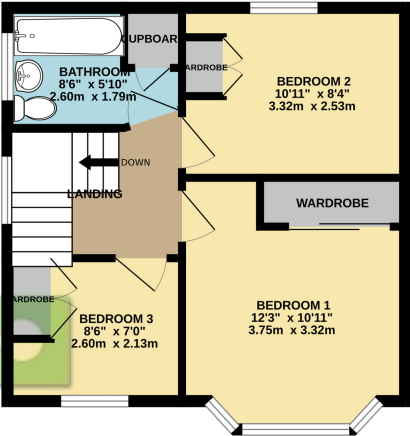
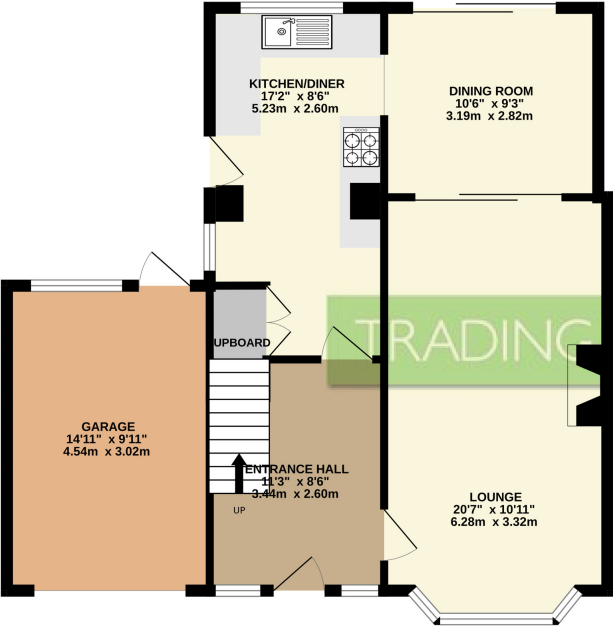




TRADING PLACES ESTATE AGENTS are delighted to offer for sale this well appointed, spacious three bedroom semi detached property situated on Kingsway Park in Davyhulme. In brief the well presented, significantly extended accommodation comprises; a large than average welcoming entrance hallway, an 20FT living room which opens into a dining room and a extended fitted kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms all having fitted wardrobes and a three piece bathroom. Externally to the front of the property, a block paved driveway provides ample off road parking leading to an attached single garage. To the rear, an private garden can be found, mainly flagged with a patio area suitable for a table and chairs during those summer months. Further benefits of this attractive property include gas central heating and uPVC double glazing. 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 close proximity and excellent access to the motorway network

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 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		78
(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: Kingsway Park, Davyhulme, M41

