

TRADING PLACES

£300,000
Nursery Road, Davyhulme, M41



3
Bedrooms

2
Bathrooms

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****EXTENDED ACCOMMODATION TO THE LOFT SPACE**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this much loved, extended THREE BEDROOM (WHICH FOR A SMALL COST WOULD CONVERT TO A FOUR BEDROOM/TWO BATHROOM) semi-detached property situated on a popular quiet Davyhulme road. In brief the recently updated, tastefully presented accommodation comprises; a welcoming entrance hallway, living room which opens into a generously sized fully double glazed conservatory alongside a fitted kitchen with a separate utility room. To the first floor a shaped landing provides entry into three well-proportioned bedrooms and a well-appointed tiled shower room. The converted loft room which provides a fourth bedroom and four piece bathroom. The staircase needs re-configuring and then signed off by the local council. The property is warmed by gas central heating and is uPVC double glazed throughout. Externally, to the front of the property, off road parking can be found in the form of a driveway. An enclosed mainly lawned garden to the rear comes alongside a storage garage. Ideally located within walking distance of Woodhouse Primary School, local amenities and only five minutes drive to the M60 Ring Road and the Trafford Centre.

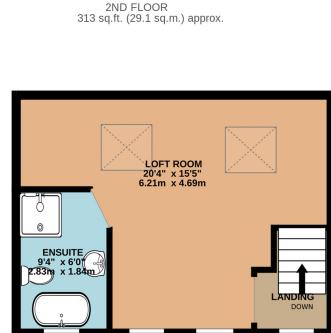
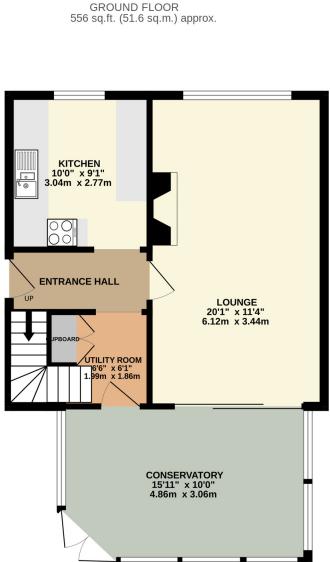
The property has also had planning permission granted (ref :104017/HHA/21). Although this has now expired and would need renewing the drawings and structural calculations will be passed on to the eventual buyer.

**** (please note the house is advertised as a 3 bed only with loft room, the sellers builder has become bankrupt and therefore there is no building regulation or completion certificate available - the sellers solicitor will offer an indemnity policy only) ****

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Nursery Road, Davyhulme, M41



TOTAL FLOOR AREA: 1266 sq ft (117.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, containing approximate 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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