

TRADING PLACES

Offers over £375,000
Guildford Road, Davyhulme, Manchester, M41 0SD



 **3**
Bedrooms

 **1**
Bathroom

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

01617470022

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NO ONWARD CHAIN | EXTENDED THREE BEDROOM SEMI-DETACHED | LARGE MATURE GARDEN | OFF-ROAD PARKING

Situated on the popular Canterbury Estate in Urmston, this spacious three-bedroom semi-detached home is offered for sale for the first time in over seventy years with no onward chain and provides excellent potential for a range of buyers.

The accommodation comprises entrance hallway, dining room, extended lounge, a fitted extended kitchen-diner, three well-proportioned bedrooms, bathroom and separate WC. The property also benefits from double glazing and central heating throughout.

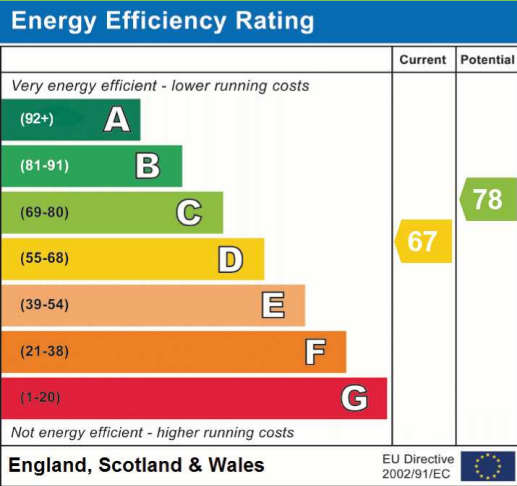
Externally, a generous paved driveway provides off-road parking for several vehicles, while to the rear is a particularly impressive mature garden with lawn, established planting, patio area.

Conveniently located for local amenities, schools and transport links, this is a fantastic opportunity to secure a spacious family home in a sought-after Davyhulme, Urmston location.

Early viewing is highly recommended.



TOTAL FLOOR AREA : 1031 sq.ft. (95.7 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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Address: Guildford Road, Davyhulme, Manchester, M41 0SD

