

TRADING PLACES

Offers over £300,000
Iona Way, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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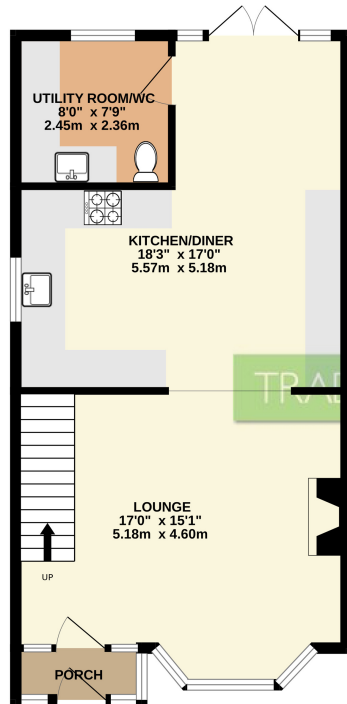
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****PERFECT EXTENDED FAMILY HOME**** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this exceptionally well presented, deceptively spacious **THREE BEDROOM** semi detached property located in a popular, residential area of Davyhulme. The property has been significantly enhanced by our clients to provide a stunning, extended family home which briefly comprises; a welcoming entrance porch which leads into a spacious 23ft living/dining room. The heart of this impressive family home is the enviable breakfast kitchen complete with a host of wall, base and cabinet units incorporating a selection of integrated appliances including an oven, dishwasher and fridge freezer. A breakfast area with space for seating makes this kitchen a perfect entertaining space. A useful separate utility room/wc. To the first floor there are three good sized bedrooms all with fitted wardrobes alongside a tiled three piece bathroom complete with a shower over bath combination. Externally, there is a shared driveway providing excellent off road parking facilities for multiple vehicles. The front and rear garden is mainly laid to lawn with timber fenced boundaries and benefits from an patio area ideal for alfresco dining during those summer months. This immaculately presented extended home benefits from uPVC double glazing throughout and gas central heating. Located on a sought after Davyhulme road ideal for local amenities including the Trafford Centre, highly regarded schooling and offers excellent transport links to and from the City Centre, Trafford Centre and Salford Quays.

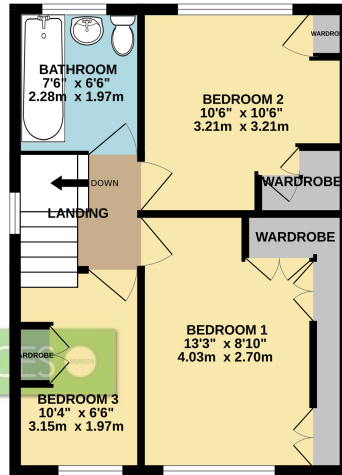
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GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.3 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 errors, 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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