

TRADING PLACES

Offers over £475,000
Burford Avenue, Davyhulme, M41



 3
Bedrooms

 2
Bathrooms

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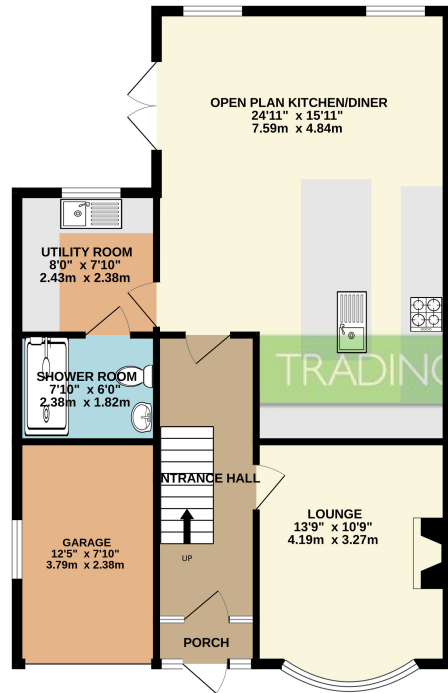


****OPEN PLAN EXTENDED KITCHEN** - **EAST FACING GARDEN** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented, significantly extended and refurbished THREE BEDROOM semi detached family home situated within the always popular 'Canterbury Road' development in Davyhulme. This 1930's bay fronted home is exceptional in every sense of the word, presented by our clients to exacting standards offering extended accommodation arranged over two floors. With spacious living accommodation furnished in a contemporary style, this enviable property briefly comprises; entrance porch, a welcoming entrance hallway, a well proportioned living room and a stunning open plan dining kitchen fitted with a comprehensive range of wall and base units complimented by contrasting worksurfaces. The kitchen area opens into a generously sized sitting/dining area with patio doors which open out into the EAST FACING rear garden. A conveniently placed downstairs shower room can also be found on the ground floor level alongside a useful Utility Room providing space and plumbing for a range of appliances. To the first floor there are three spacious bedrooms and a contemporary four piece bathroom. Externally, to the front of the property is an extensive driveway providing excellent off road parking facilities and a single garage with the supply of power and lighting. To the rear, a shaped lawned area and a paved patio area with timber fenced boundaries. This property 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 Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network.**

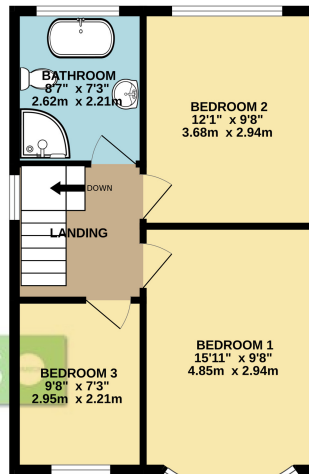
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GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 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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