

TRADING PLACES

£280,000
Hoy Drive, Davyhulme, M41



 **3**
Bedrooms

 **1**
Bathroom

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

01617470022

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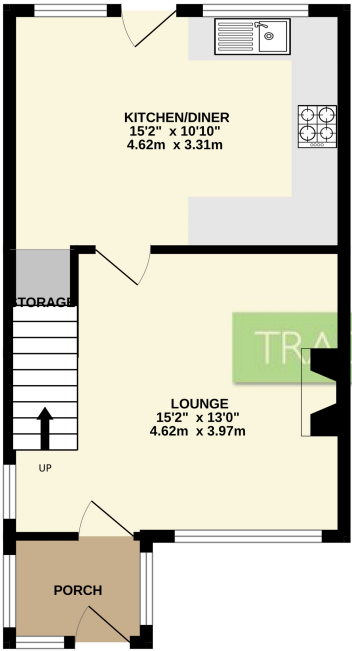
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TRADING PLACES ESTATE AGENTS are proud to offer For Sale this much loved three-bedroom semi-detached house on Hoy Drive, a popular residential cul-de-sac in Davyhulme. The property is perfectly positioned for access to a wealth of amenities including schools, shops, restaurants and transport links; many of which are within walking distance including the metrolink at the Trafford Centre. The property which benefits from gas central heating and newly installed uPVC double-glazed windows and doors throughout. The internal accommodation comprises in summary, an entrance porch, lounge, kitchen diner, stairs to the first-floor landing, three bedrooms and family bathroom. Externally, to the front, the property offers an easy-to-maintain front garden and off-road parking via a shared driveway. To the rear of the property is a sizeable garden with mature borders and a detached garage. ****Not directly overlooked at the rear****

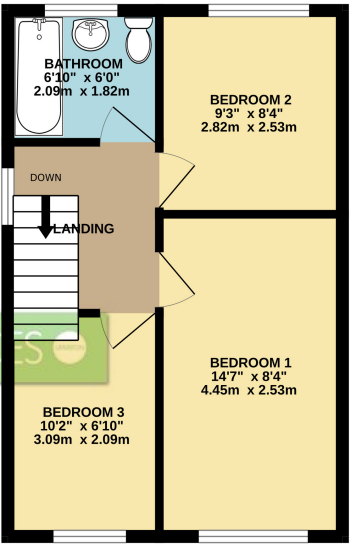
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GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



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TOTAL FLOOR AREA: 747 sq.ft. (69.4 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		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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