TRADING PLACES

Asking Price £390,000
Cross Knowle View, Davyhulme, M41

3 Bedrooms

1 Bathroom

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

01617470022

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SOUTH FACING REAR GARDEN & NO ONWARD CHAIN- TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented extended THREE/FOUR BEDROOM semi-detached family home located on a desirable road in Davyhulme. This well-presented property is positioned on a generously sized plot and boasts a charming exterior, a beautiful garden and a driveway providing off road parking for multiple vehicles.

Upon entering the property, you are greeted by a welcoming hallway leading to a spacious living room with a large bay window, allowing natural light to flood in. The living room opens into a dining area with sliding doors leading to a double glazed conservatory overlooking the private rear garden. The ground floor also includes a fitted kitchen with a range of wall and base units, providing ample storage space. A large side extension provides excellent self-contained living accommodation with a lounge/bedroom, wc with separate utility room and patio door leading out to the garden. Upstairs, the property benefits from three well-proportioned bedrooms, all with fitted wardrobes providing plenty of storage space. A two-piece bathroom and a separate WC can also be found on the first-floor level.

The exterior of the property is equally impressive, with a beautifully maintained mature garden perfect for outdoor dining and entertaining. Situated in a prime location within close proximity to Urmston town centre with its array of shops, eateries, wine bar and more.

Urmston itself boasts excellent schools for all ages and a range of public transport including bus routes, Urmston train station and motorways links. We strongly recommend arranging an appointment to avoid disappointment.

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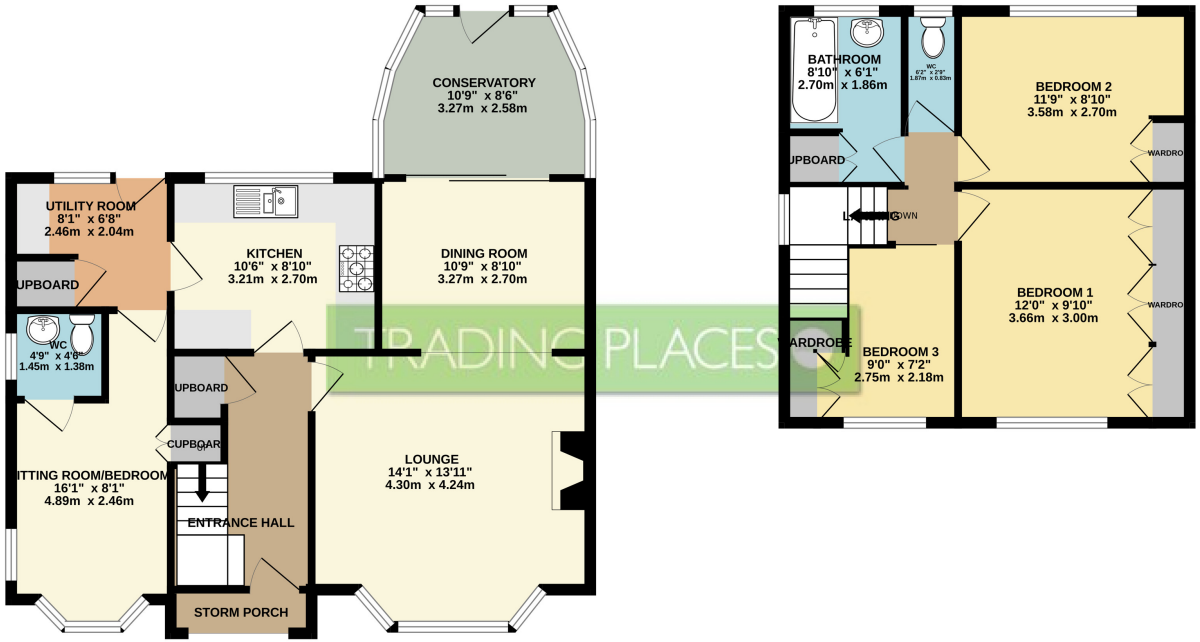
GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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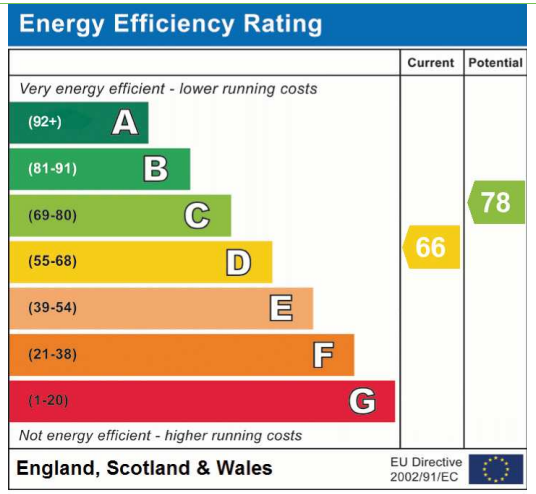

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