

TRADING PLACES

Offers over £450,000
Entwisle Avenue, Davyhulme, M41



 **3**
Bedrooms

 **2**
Bathrooms

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

01617470022

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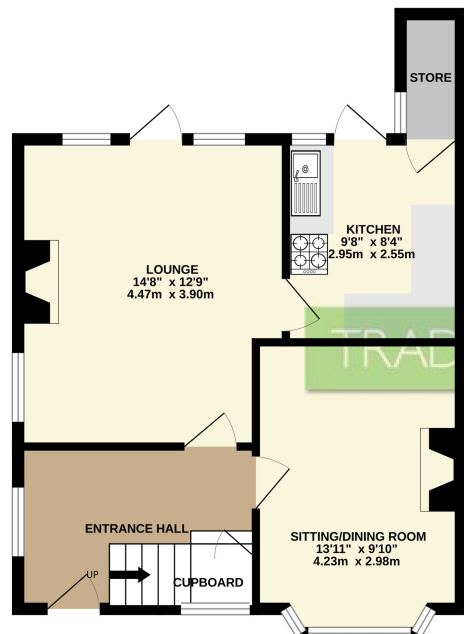
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****PRESTIGIOUS URMSTON LOCATION WITH A LARGE REAR GARDEN** - **NO ONWARD CHAIN** - TRADING PLACES ESTATE AGENTS** are pleased to offer to the sales market a rare opportunity to purchase this well presented **THREE BEDROOM** semi detached family home located within arguably on one of the most desirable roads in Urmston. Offering spacious accommodation finished in a contemporary style and positioned on a generously sized garden, this property offers well proportioned rooms throughout with tremendous scope for further extension (subject to obtaining any necessary planning consent). In brief, the desirable accommodation comprises; a warm and welcoming entrance hallway, a generously sized bay fronted dining room, a rear lounge with patio doors opening out into the rear garden and an fitted kitchen. A useful utility cupboard. Stairs rise to a shaped first floor landing which provides entry into three well proportioned bedrooms, serviced by a three piece shower room with a separate wc and en-suite shower room to the main bedroom. Externally, the property is approached via a gated, paved driveway providing excellent off road parking facilities for multiple vehicles and leading up to the detached garage with an up and over garage door. To the rear, without doubt, one of the main attracting features of the family home is the mature garden with a large paved patio area's perfect for enjoying the summer months. The property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services, restaurants and highly regarded schools for children of all ages. For commuters, the property positioned is within walking distance of Urmston Road train station and has excellent access to the motorway network. Viewing is absolutely essential in order to fully appreciate the proportions and position of this lovely home.

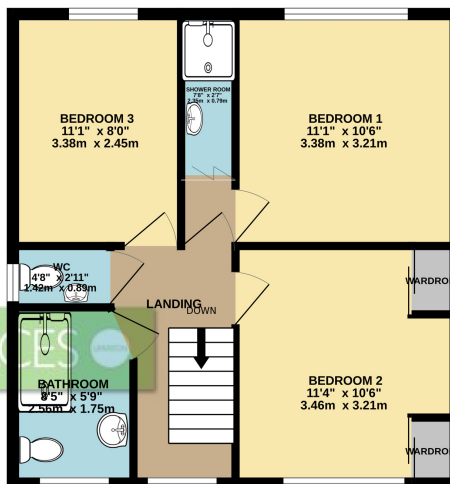
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GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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		72
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Entwisle Avenue, Davyhulme, M41

