

TRADING PLACES

Offers over £365,000
Iona Way, Davyhulme, M41



 **3**
Bedrooms

 **1**
Bathroom

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

01617470022

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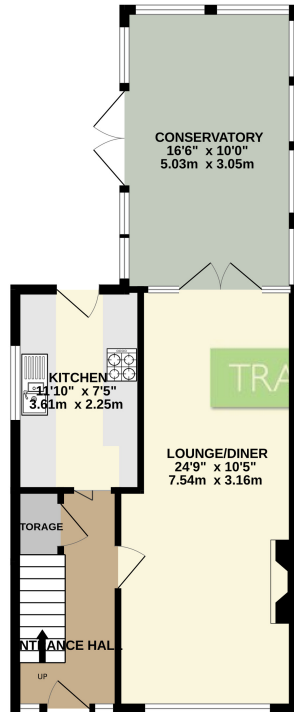
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****LARGE PRIVATE GARDEN ONE OF THE LARGEST ON THE DEVELOPMENT**** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this exceptionally well presented, deceptively spacious THREE BEDROOM semi-detached property located in a popular, residential area of Davyhulme. The property briefly comprises; a welcoming entrance hallway which leads into a spacious 23ft living/dining room with patio doors opening to provide access out into the double glazed conservatory. Fitted kitchen with a range of wall and base units. To the first floor there are three good sized bedrooms alongside an contemporary, three piece bathroom complete with a shower over bath combination and granite tiled floor. Externally, as mentioned, this property is positioned on a large corner plot meaning one of the main attracting features of this home is the lawned gardens to the front, side and rear. To the front of the property there is a private driveway providing excellent off road parking facilities, composite gates leading to further parking. The side and rear garden is mainly laid to lawn with timber fenced boundaries, block paved patio seating area ideal for alfresco dining during those summer months. rear driveway leads up to an integral garage with an up and over garage door. 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.

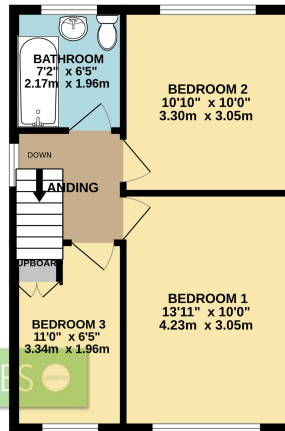
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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



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TOTAL FLOOR AREA: 973 sq.ft. (90.4 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.
Made with Metroplan 12/2/25

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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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