

TRADING PLACES

Offers over £299,950
Amersham Close, Davyhulme, M41



3

Bedrooms



1

Bathroom

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

01617470022

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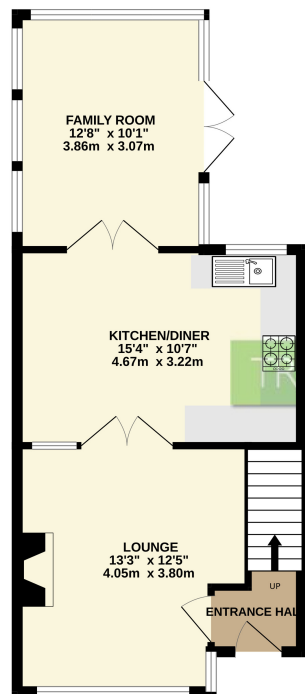
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****EXCEPTIONAL EXTENDED ACCOMMODATION**** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this beautifully presented and extended three bedroom mid terrace townhouse, superbly renovated to an impressive modern standard. Situated on the ever popular Amersham Close in Davyhulme, this outstanding home is defined by its exceptional finish and generous open plan living space, a combination rarely found at this price point. Renovated in recent years by the current owners, the property is approached via a block driveway providing ample off road parking. Internally, the accommodation begins with a warm and welcoming entrance hallway leading into a stylish living room, doors to an open-plan dining kitchen, extended to the rear forming a lovely bright family room overlooking the rear garden, ideal for modern family living and entertaining. The contemporary kitchen is fitted with a range of wall and base units with contrasting work surfaces, integrated appliances. To the first floor, there are three well-proportioned bedrooms, along with a modern four-piece bathroom. Further benefits include gas central heating and uPVC double glazing throughout. Externally, the rear of the property boasts a low maintenance, well-tended garden featuring artificial lawn and a raised patio area, large wooden outbuilding with power and lighting perfect for outdoor dining during the summer months. Ideally located within walking distance of local amenities and just a five-minute drive from the M60 Ring Road and the Trafford Centre, this exceptional home must be viewed to be fully appreciated. Likely to appeal to a wide range of buyers, early viewing is strongly recommended.

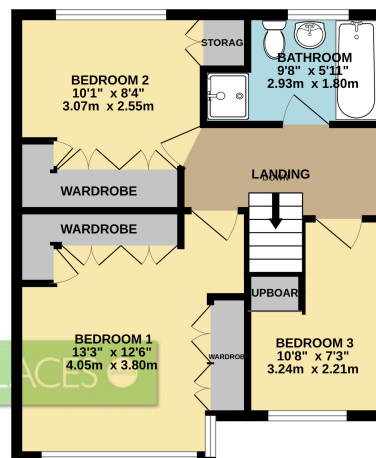
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GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.0 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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