

TRADING PLACES

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Ripley Crescent,
Davyhulme, M41

£365,000

 3 Bedrooms

 1 Bathroom

 2 Receptions

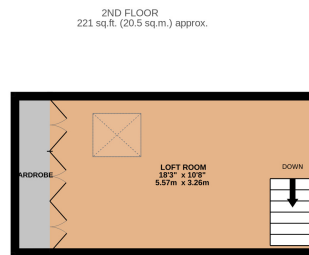
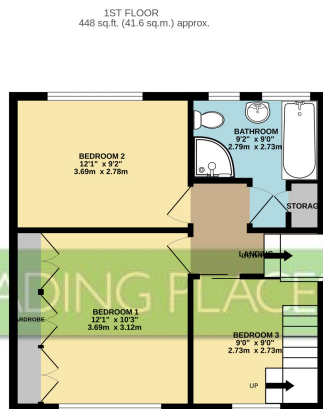
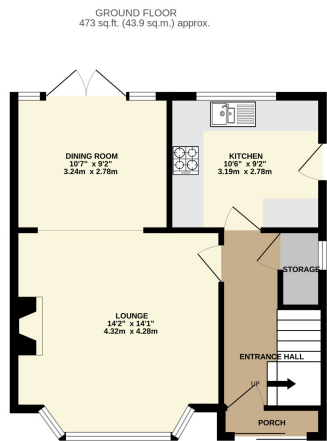


Ripley Crescent, Davyhulme, M41

****OVERLOOKING A NATURE RESERVE, CONVERTED LOFT ROOM AND SOLAR PANELS**** TRADING PLACES ESTATE AGENTS are privileged to offer for sale this much loved three bedroom semi detached property situated on the peaceful Ripley Crescent. Benefiting from a beautiful garden that is not overlooked and a generous amount of living accommodation, we feel an early viewing is essential to appreciate the property as a whole. In brief the property comprises welcoming hallway, bay fronted lounge, dining room, fitted kitchen, three well proportioned bedrooms, four piece bathroom suite. There is the added feature of a converted loft space which could be used in a variety of ways. The property is warmed by gas central heating and is double glazed. Externally to the front there is a large paved driveway providing ample off road parking which continues to the side of the property accessed via wooden gates. The driveway leads to a detached single garage and access to the rear garden. The rear garden boasts an paved patio area with a mainly lawned garden beyond. The rear garden benefits from a southerly aspect and **OVERLOOKS A NATURE RESERVE**.







TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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Features

- Loft conversion
- Detached garage
- Off Road parking for several cars
- Modern fitted kitchen Contemporary kitchen
- Modern bathroom
- Mature Garden
- Close to Amenities
- In catchment for
- Grammar School
- Fully Double Glazed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(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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