

# TRADING PLACES

£280,000

Broadway Close, Davyhulme, M41



 3  
Bedrooms

 1  
Bathroom

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

01617470022

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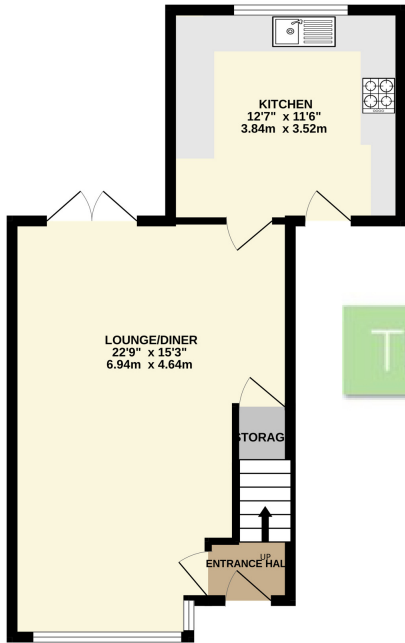
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**\*\*NO ONWARD CHAIN\*\* - TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this well presented, extended **THREE BEDROOM** end terrace townhouse property situated on a quiet cul-de-sac off Broadway in Davyhulme. This property benefits from a gas central heating, uPVC double glazing, accommodation comprises; Entrance hallway, a generously sized living room which opens into a dining room and an extended fitted kitchen. To the first floor there are three well proportioned bedrooms and a three piece white bathroom suite. Externally to the front of the property, a paved driveway can be found which leads up to the side of the property where the former garage has been thoughtfully converted to provide a fantastic 15' rear studio along with a separate storage room, offering excellent flexibility for use as a home office, gym, or creative space. To the rear, this property is positioned on a larger than average plot with extensive lawned gardens. This property is ideally situated for the M60 motorway links and a number of the local schools. Offered for sale with no onward chain, an internal inspection comes highly recommended.

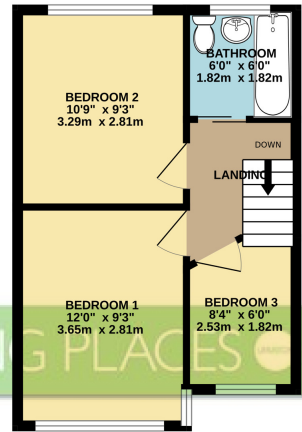
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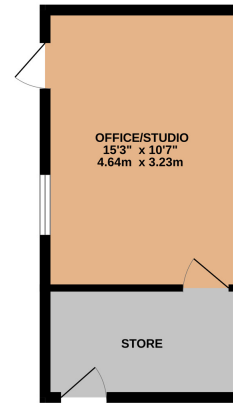
GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



OUTBUILDING  
225 sq.ft. (20.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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