

# TRADING PLACES ●

Offers in excess of £370,000  
Abingdon Road, Davyhulme, M41



 4  
Bedrooms

 1  
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |  
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01617470022







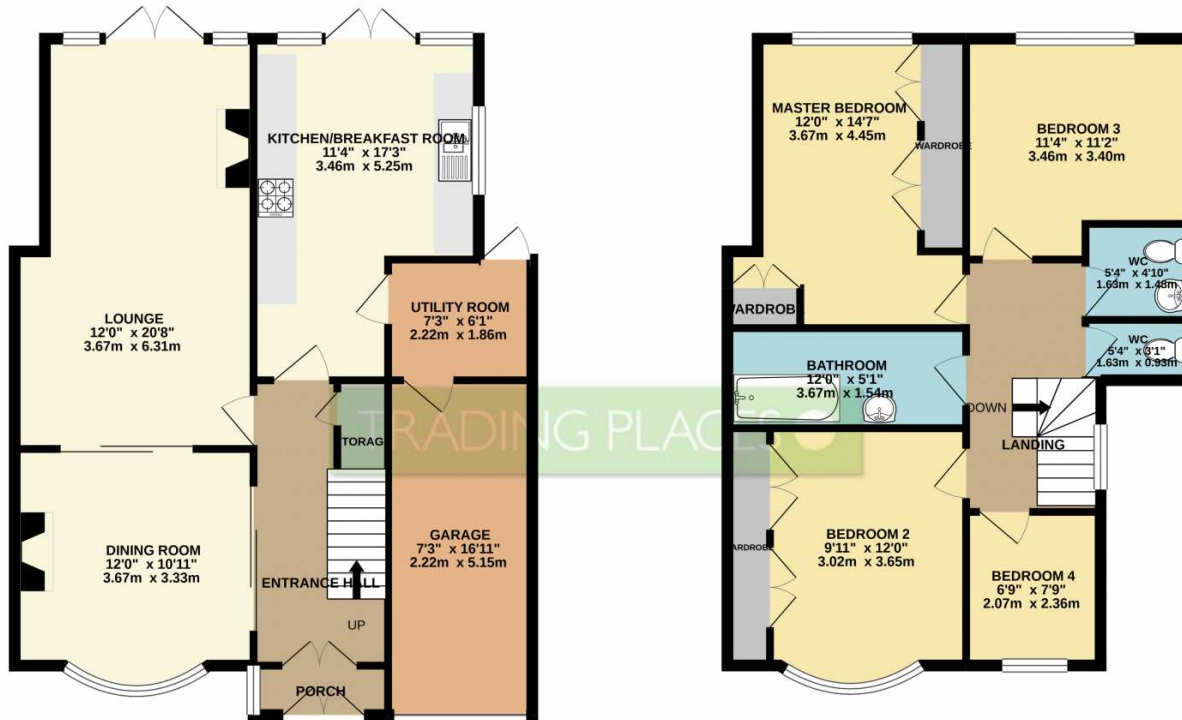


**\*A STUNNING EXTENDED 1400SQFT FAMILY HOME\*\*** - TRADING PLACES ESTATE AGENTS are privileged to offer for sale this beautifully presented, fully refurbished and EXTENDED FOUR BEDROOM semi detached family residence finished to an exceptionally high standard. Situated on the ever popular 'Canterbury Road' development, this property has a DOUBLE STOREY extension to the rear to offer immaculately presented spacious accommodation throughout. In brief this attractive family home briefly comprises; a warm and welcoming entrance hallway, bay fronted dining room, a well proportioned extended lounge with feature fireplace, an extended modern fitted breakfast kitchen complete with a host of integrated appliances. A utility room can also be accessed from the kitchen leading into the attached single garage. To the first floor, a light and airy landing provides access into four well proportioned bedrooms alongside a bathroom with a separate wc and wash basin, a extra wc. Externally, to the front of the property, a pressed concrete driveway provides off road parking. To the rear, an enclosed rear garden can be found with a sunny aspect. A patio area further compliments the rear garden which is ideal for a table and chairs during those summer months. INTERNAL INSPECTION HIGHLY RECOMMENDED!!!



GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 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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