

TRADING PLACES ●

Offers over £440,000
Salisbury Road, Davyhulme, M41



 4
Bedrooms

 1
Bathroom

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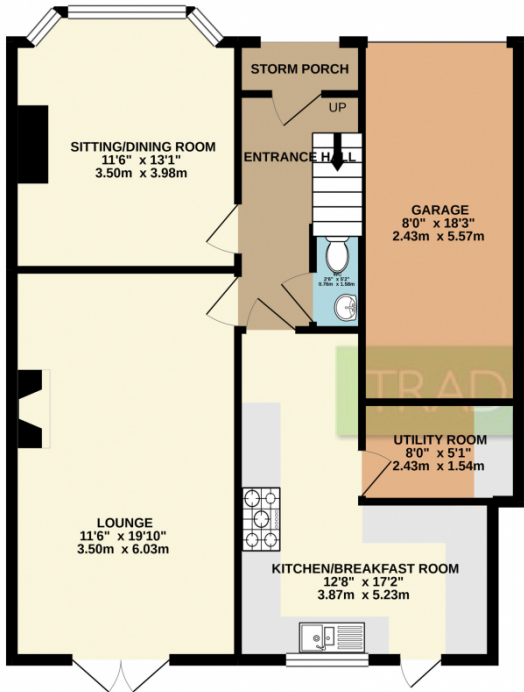
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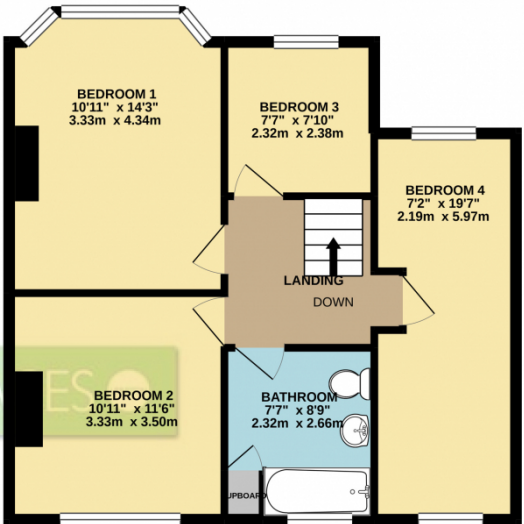


TRADING PLACES are delighted to offer for sale this significantly extended, spacious FOUR BEDROOM semi-detached residence situated within the always popular 'Canterbury Road' development in Davyhulme. This property offers spacious accommodation arranged over two floors and the accommodation briefly comprises, entrance storm porch, a welcoming entrance hallway, a bay fronted sitting room, a 20ft extended lounge with feature fireplace, a 18ft extended contemporary fitted kitchen with granite worksurfaces and a host of high gloss wall and base units. A useful utility room and a downstairs WC can also be found on the ground floor level. To the first floor, a shaped landing provides entry into four well-proportioned bedrooms alongside a three piece family bathroom. Externally to the front of this property, a large pressed paved driveway provides off road parking for several vehicles which leads up to an integral garage. To the rear, an impressive lawned garden with decorative borders and a paved patio further enhances this family home. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network. This property is a credit to our clients and an internal inspection is highly recommended.

GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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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