



 **3**
Bedrooms

 **1**
Bathroom

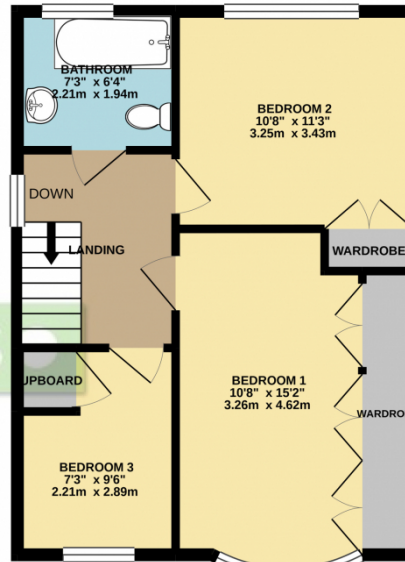
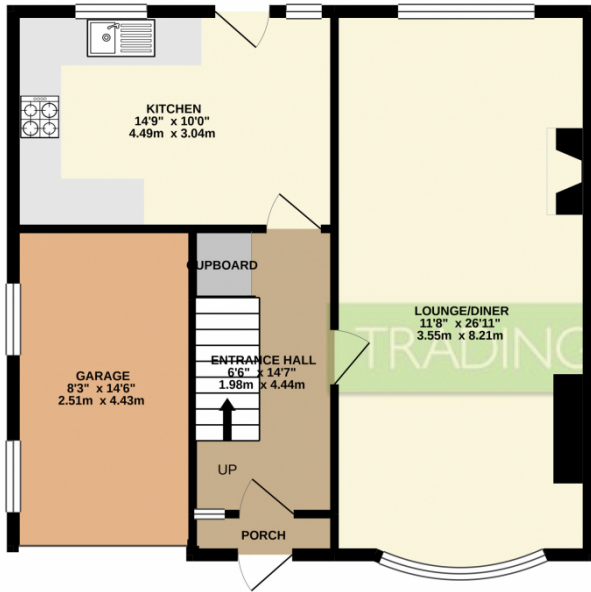




Trading Places are delighted to offer for sale this exceptionally presented three bedroom semi detached property. Situated in the ever popular location of Davyhulme, off Canterbury Road, ideally located for local schools, amenities and transport links. The spacious interior benefiting from being gas centrally heated and double glazed throughout, comprises in summary; entrance hall, through lounge/diner, extended breakfast kitchen with Upvc door to the rear, stairs lead to the first floor landing with access to the three bedrooms and modern family bathroom. Externally the property has a gated driveway to the front leading to the attached garage with up and over door and lawned garden with mature hedge surrounding. To the rear is a fantastic size lawned garden with garden pond, mature borders and paved patio area to the rear of the house. This property has been lovingly updated and superbly presented. Viewing is highly recommended. NO ONWARD CHAIN!!!!

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 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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