

TRADING PLACES ●

Offers over £300,000
Cross Knowle View, Davyhulme, M41



3

Bedrooms



1

Bathroom

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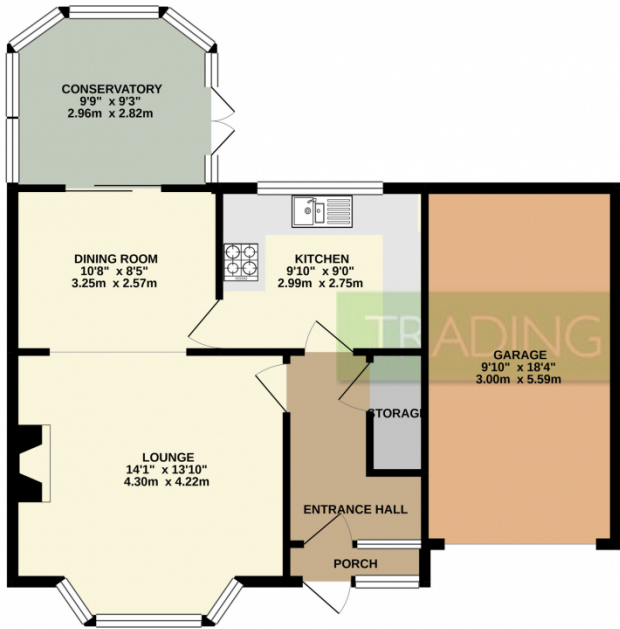
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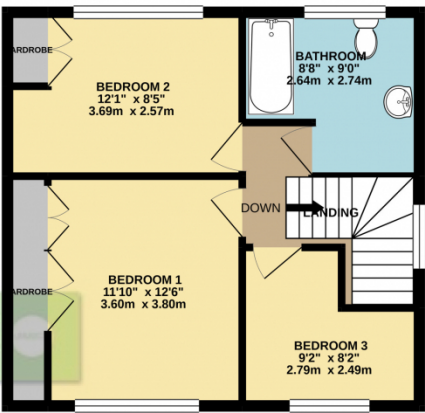


****NO ONWARD CHAIN**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi detached property situated within a popular residential area of Davyhulme. Located on the ever popular Cross Knowle View, this desirable property offers well proportioned accommodation which briefly comprises; a welcoming entrance hallway with storage cupboard, a spacious living room which leads into a dining room, fully double glazed conservatory and fitted breakfast kitchen. To the first floor are three generously sized bedrooms alongside a three piece bathroom suite. Externally to the front of the property ample parking is provided by a driveway leading to a single garage with electric up and over door and a shaped lawn garden with mature borders and plants. To the rear: there is a landscaped rear garden, fenced to all sides and laid to lawn with mature borders, plants and shrubbery. This property is also warmed by gas central heating and is uPVC double glazed. Conveniently positioned for a range of highly regarded schools, shops, the motorway network, the Trafford Centre and a range of bus routes. An attractive family property which requires an internal inspection to be truly appreciated.

GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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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