



 4
Bedrooms

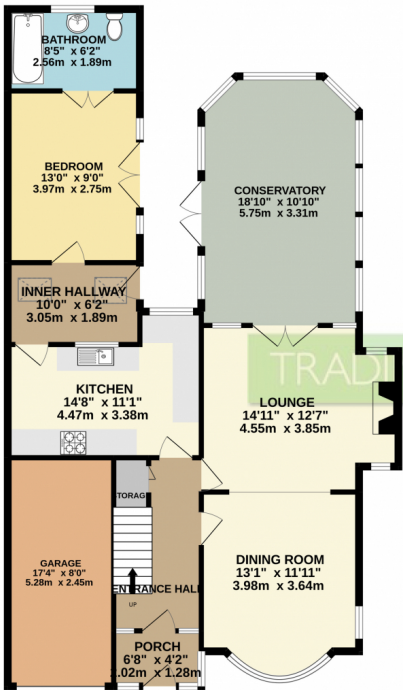
 2
Bathrooms





TRADING PLACES ESTATE AGENTS are delighted to offer for sale this recently refurbished and significantly extended 1800SQFT FOUR BEDROOM detached family home located on a desirable tree lined road in Davyhulme. The property has been extended and converted providing a bedroom and bathroom for wheelchair access and users. 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. In brief, this tastefully decorated property comprises; a welcoming entrance porch, entrance hall, a bay fronted dining room, opening to a rear 'Inglenook' reception room with an inset feature fire, a 19ft uPVC double glazed conservatory and a generously sized dining kitchen. A extension provides a large inner hallway, bedroom with patio doors out to the rear garden and a three piece bathroom suite. To the first floor level, a split level landing provides entry into four good sized bedrooms, all of which benefit from fitted wardrobes. A contemporary modern two piece family bathroom with an electric shower and a separate wc can also be found on the first floor level. Externally, to the front of the property, a walled and gated stone paved driveway provides off road parking for 2/3 vehicles. To the rear, a large stone patio area also provides a suitable space for alfresco dining during those summer months and leads into a lawned garden with timber fenced boundaries.

GROUND FLOOR
1191 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 1844 sq.ft. (171.3 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.
Made with Metropix ©2022.

