



3

Bedrooms



1

Bathroom





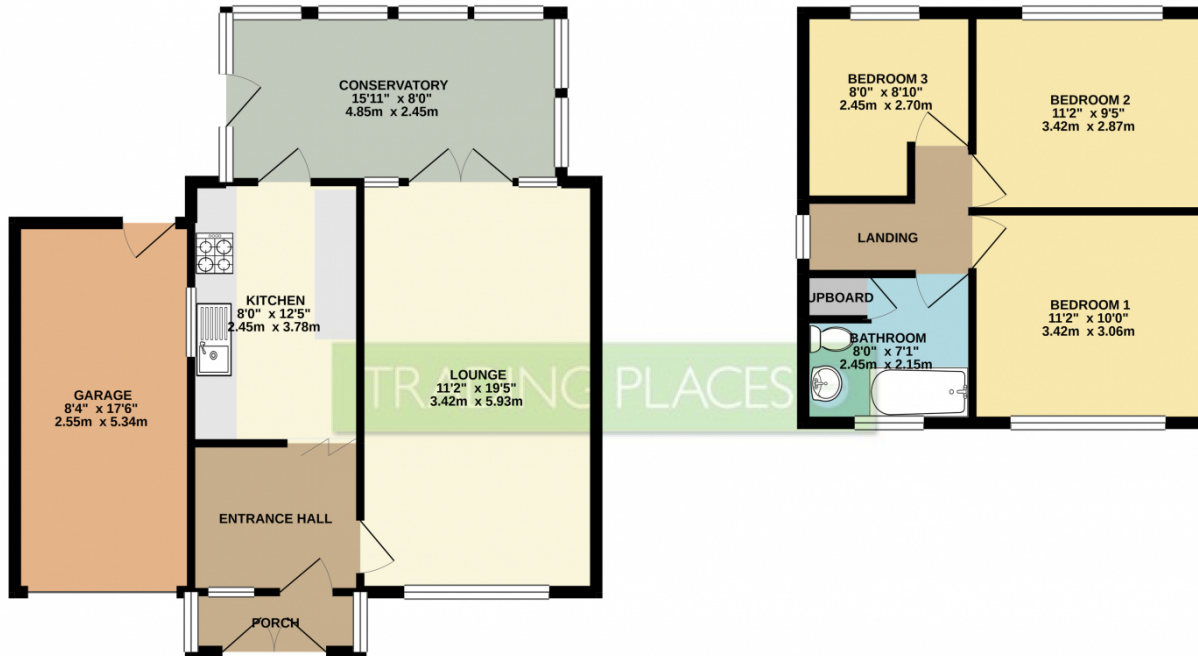




**BEING SOLD WITH NO VENDOR CHAIN.** We are proud to offer for sale this three bedroom semi detached family home situated in the always popular area of Davyhulme but now is in need off some cosmetic attention. Ideally located for a number local quality schools, there are several reasons why an early viewing is essential. Accommodation comprises, Entrance porch, hallway, lounge/diner with feature fireplace and fitted kitchen with a useful conservatory whilst to the first floor there is a shaped landing, three well proportioned bedrooms and a three piece bathroom suite. Externally to the front there is a pleasant garden and driveway accessed through wrought iron gates leading to a single garage. To the rear which offers a sunny aspect there is a paved patio and lawned garden.

GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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