



**GASCOIGNE  
HALMAN**

28 DERBY ROAD, FALLOWFIELD

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THE AREAS LEADING ESTATE AGENT



## 28 DERBY ROAD, FALLOWFIELD

**£825,000**

A rare and exciting opportunity to purchase a handsome double fronted Victorian Villa which enjoys a wealth of stunning original features and charm throughout. Boasting a commanding 3891 Sq Ft the property offers five double bedrooms, four large reception rooms, two modern bathrooms, substantial cellars and a truly superb South facing private plot with extensive attractive gardens measuring an impressive 0.292 acres. The property enjoys a highly convenient location on the Withington/Fallowfield border moments from local amenities and excellent transport links.

Situated on the border of Withington and Fallowfield the house is very conveniently located for commuting into the city centre, and particularly well situated for ease of access to both University and Hospital complexes at Christie's and Manchester Royal Infirmary. There are many buses routed along Wilmslow Road travelling directly into Manchester and nearby Princess Road again offers direct routes to the city centre and the national motorway network. The centre of Fallowfield caters for everyday shopping requirements and there is a wide range of cafes, bars, pubs and restaurants for all tastes. Schools and recreational facilities in the area are good.



We are proud to introduce this superb Victorian semi-detached villa which is sure to impress even the most discerning of purchasers.

Boasting a wealth of original period features the property offers accommodation over three floors and comprises internally; grand welcoming hallway with ceiling cornices and appealing period detail, generous front living room with attractive bay-window, large drawing room with bay-window and bags of original features, wooden flooring, Arts and Craft wooden fireplace and fitted book shelves, sitting room with marble Victorian fireplace and garden views. A fitted kitchen with direct access to the good-size dining room as well as a stylish refitted shower room completes the ground floor accommodation.

To the first floor there are five double bedrooms, a generous sized family bathroom with free standing bath and bidet as well as a separate refitted wc. The property also comes with extensive cellars which are perfect for conversion subject to the relevant permissions.

Externally the property enjoys a simply stunning plot, with gated driveway to the front and side which leads to a magnificent mature South facing garden measuring a healthy 0.292 acres with a variety of attractive flowers and shrubs, walled boundaries and a high degree of privacy.

#### **DIRECTIONS**

M14 6UW

#### **LIVING ROOM**

6.32m(20'9") into bay x 4.01m(13'2")

#### **DRAWING ROOM**

6.32m(20'9") into bay x 4.01m(13'2")

#### **SITTING ROOM**

4.67m(15'4") x 4.01m(13'2")

#### **DINING ROOM**

4.47m(14'8") x 4.01m(13'2")

#### **KITCHEN**

11'9 (3.58m) x 7'6 (2.29m)

#### **BEDROOM 1**

17'1 (5.21m) x 13'2 (4.01m)

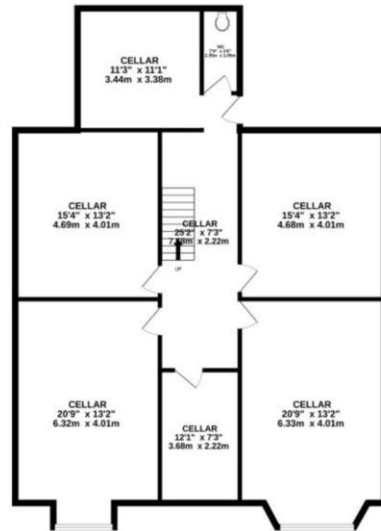
#### **BEDROOM 2**

17'1 (5.21m) x 13'2 (4.01m)

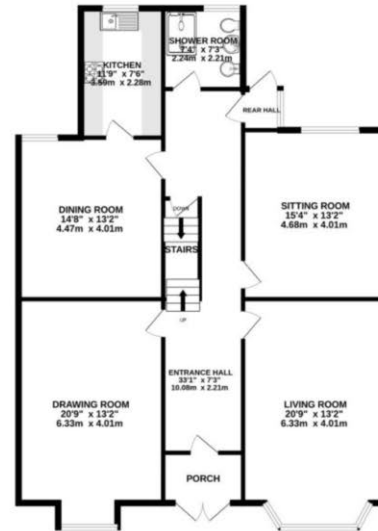
#### **BEDROOM 3**

15'8 (4.78m) x 13'2 (4.01m)

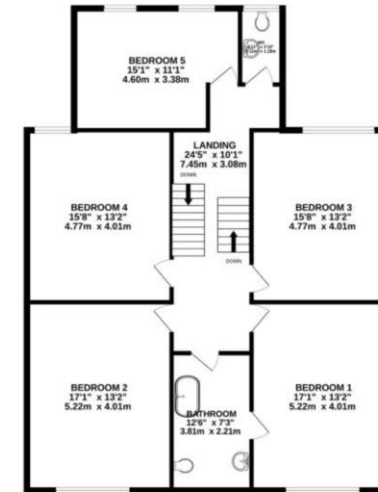
BASEMENT  
1332 sq.ft. (123.7 sq.m.) approx.



GROUND FLOOR  
1340 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR  
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 3981 sq.ft. (369.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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