

Derbyshire Road, Sale, M33
Asking Price of £375,000



Property Features

- Three Double Bedroom Town House
- Chain Free Sale
- Off-Road Parking and Garage
- Private Rear Garden
- Superb Investment Opportunity
- Open-Plan Lounge/Diner
- Close to Shops and Metrolink Station
- Within Catchment of Outstanding Schools
- Downstairs WC
- Scope for Further Extension



Full Description

This three-bedroom townhouse presents a prime opportunity for modernisation, offering a solid foundation to create a personalised home. Located in a sought-after area with excellent access to local amenities, the property balances space and convenience seamlessly. The open-plan lounge and dining area offer a flexible layout, ready to be reimagined to suit modern living.

The property also includes a private rear garden that opens up to uninterrupted views of playing fields, providing a sense of space and tranquillity. With a single bathroom, an integral garage and spacious loft space, this home is ideal for those looking to invest in a renovation project that maximises its potential and desirable location.



RECEPTION ROOM

12' 0" x 7' 4" (3.67m x 2.26m)

Accessed from the entrance hall, the reception room is a versatile space that benefits from uPVC double-glazed French doors flanked by two floor-to-ceiling double-glazed windows, providing views of the rear garden and flooding the room with natural light.

This bright area features carpeted flooring, a built-in storage cupboard, a single panel radiator, and a pendant light fitting. The room also offers direct access to a convenient downstairs WC, enhancing its functionality.



GARAGE

16' 4" x 8' 3" (5.00m x 2.54m)

The spacious garage can be accessed from the driveway through double timber-framed doors or from the entrance hall via a wood-panelled door. Currently utilised for storage, the garage is equipped with plumbing for a washing machine, offering added convenience. This versatile space has great potential for conversion, allowing for the creation of an additional reception room or bedroom, making it a valuable asset to the home



DOWNSTAIRS WC

7' 6" x 2' 1" (2.29m x 0.65m)

A convenient downstairs WC features a low-level WC, a wall-mounted corner hand wash basin, and a central pendant light fitting. The room is enhanced by part-tiled walls and tiled flooring for easy maintenance, whilst a rear aspect uPVC double-glazed frosted window ensures natural light and privacy.



LOUNGE/DINER

27' 6" x 14' 11" (8.40m x 4.56m)

The lounge/diner, situated off the first-floor landing, is a generously sized room enhanced by large dual-aspect uPVC double-glazed windows at both the front and rear, allowing an abundance of natural light to flow through. This versatile space holds significant potential and currently features carpeted flooring, three pendant light fittings, and two single panel radiators. The room provides direct access to the kitchen through an open doorway and connects to the second-floor accommodation via a carpeted balustrade staircase.

KITCHEN

7' 6" x 7' 3" (2.30m x 2.23m)

The kitchen, accessible from the lounge/diner benefits from a uPVC double-glazed window to the rear aspect which offers pleasant views of the garden and is equipped with matching base and eye-level storage units and features durable tiled flooring and is illuminated by a spotlight strip. Additionally, the kitchen includes a four-ring electric hob with a stainless steel extractor hood, a Neff double oven, a stainless steel sink, and tiled walls that contribute to both style and easy maintenance.



MASTER BEDROOM

14' 1" x 8' 2" (4.30m x 2.51m)

The master bedroom, located off the second-floor landing, features a large uPVC double-glazed window to the rear aspect, fitted with Venetian blinds and offering picturesque views of the garden and adjacent green spaces. The room is well-appointed with carpeted flooring, a single-panel radiator, a pendant light fitting, and conveniently placed built-in wardrobes. This spacious double bedroom comfortably accommodates a double bed, a dressing table, and a chest of drawers, providing both comfort and functionality.



BEDROOM TWO

12' 11" x 8' 2" (3.96m x 2.51m)

Bedroom two, also accessed from the second-floor landing, is a generously sized double room with an uPVC double-glazed window to the front aspect, allowing for ample natural light. The room is finished with carpeted flooring, a single-panel radiator, and a pendant light fitting. It provides plenty of space to comfortably accommodate a double bed, wardrobe, chest of drawers or a desk.



BEDROOM THREE

8' 7" x 6' 2" (2.63m x 1.90m)

The third bedroom is a single bedroom, ideal for a child's bedroom or a home office. It is accessed off the second-floor landing and comprises carpeted flooring, a central light pendant, a single-panel radiator, and uPVC double-glazed windows to the front aspect.



BATHROOM

7' 7" x 4' 3" (2.32m x 1.31m)

The bathroom, accessible from the second-floor landing, features a uPVC double-glazed frosted window at the rear, equipped with a Venetian blind for privacy. It includes a double shower cubicle with a thermostatic shower, a low-level WC, and a pedestal hand wash basin. The room is finished with tiled flooring, part-tiled walls, a pendant light fitting, and a single-panel radiator.

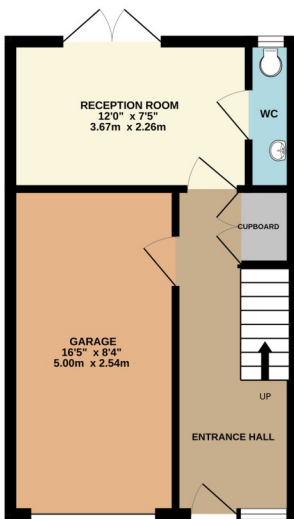


EXTERNAL

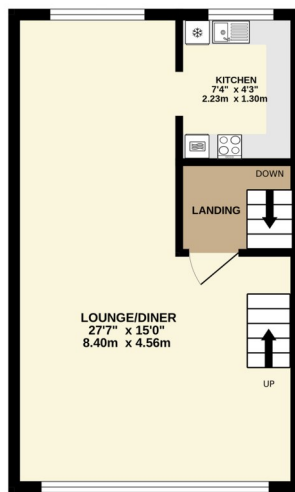
Set back from Derbyshire Road, the front of the property offers off-road parking for two vehicles. At the rear, you'll find a spacious paved garden, with borders on three sides, providing privacy and security. The garden is enhanced by mature shrubs and trees, creating a tranquil outdoor space. Additionally, the rear garden backs onto playing fields, ensuring it remains unoverlooked and maintaining a sense of openness and serenity.



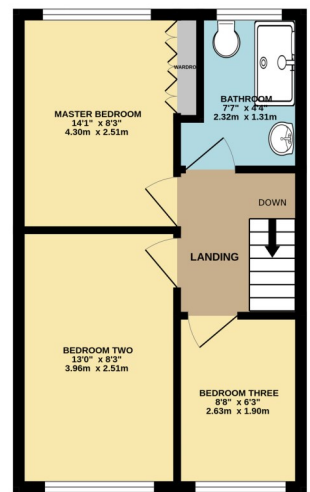
GROUND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (94.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Common Questions

- 1. When was this property built?** The owner advised this house was constructed in the 1960s.
- 2. When did the current owners purchase this house?** The current owner's parents purchased this house in 1968.
- 3. Who lives in the neighbouring houses?** The owners have advised the neighbours are pleasant young families.
- 4. Is this property sold freehold or leasehold?** The owners have advised this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What are the current owner's favourite aspects of this property?** The current owners have advised they enjoy the open aspect to the rear, the lovely neighbours, who look out for each other and how close the house is to local amenities and the Metrolink.
- 6. Is there access to the loft space and has it been boarded for storage?** Yes, there is a loft hatch in the second-floor landing and the loft is part-boarded for storage.
- 7. Is there a chain connected to the sale?** No, the owners have confirmed that the property will be sold chain-free.