

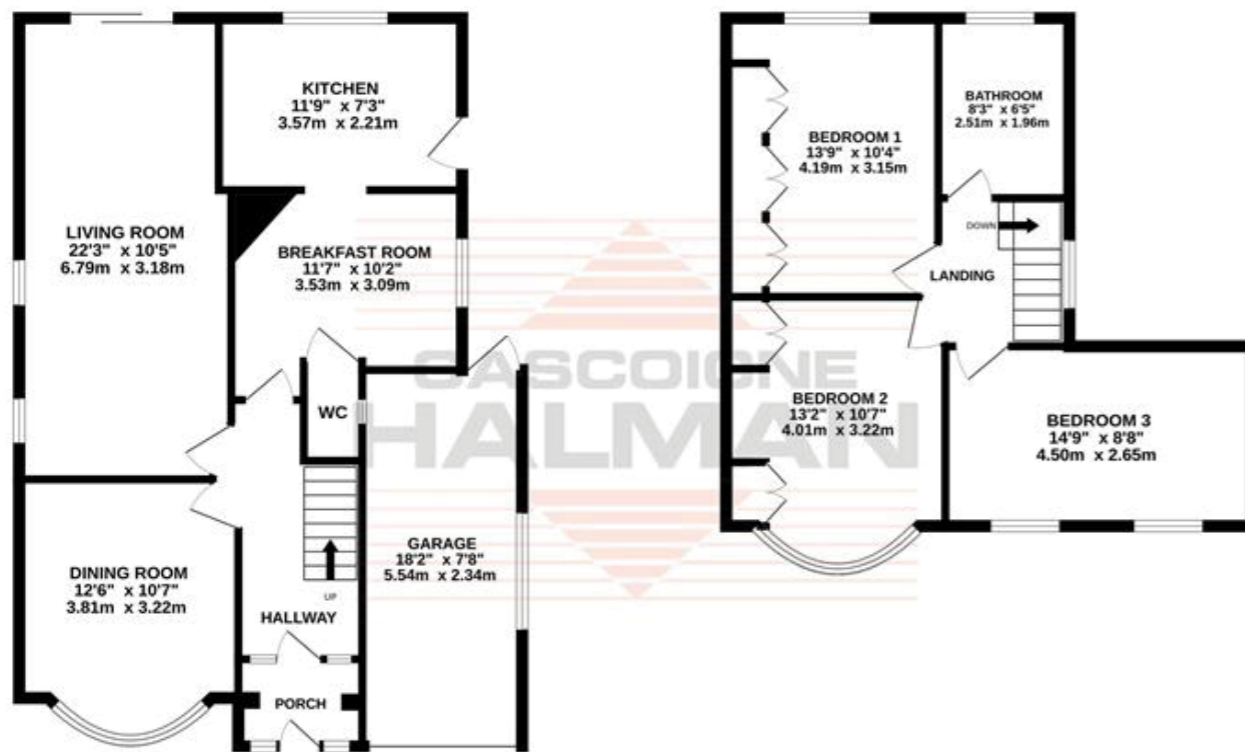
30 DERBYSHIRE ROAD SOUTH

Sale

£525,000

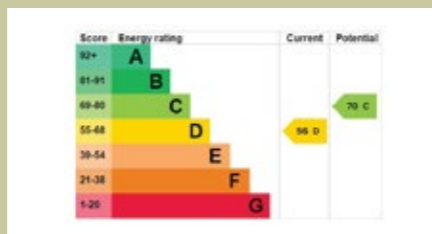
GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.6 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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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignealman.co.uk

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GASCOIGNE HALMAN

This traditional three double bedroom bay fronted detached family home occupies a highly desirable location close to excellent Primary Schools as well as Sale Grammar School. The property also sits on the doorstep of Moor Nook Park & Walkden Gardens, with Sale Moor village as well as Norris Road providing an array of convenient amenities. No Chain

- Three Double Bedroom Detached Family Home
- Highly Desirable Location Close to Excellent Schools
- In Need of Selective Modernisation

- No Onward Chain
- Excellent Opportunity to Further Extend & Develop (STPP)
- Private Established West Facing Rear Garden

£525,000

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DESCRIPTION

Whilst requiring selective modernisation, this property reveals an abundance of living space approaching 1300 sq/ft of accommodation. The property reveals an entrance porch leading to an entrance hallway which in turn branches out to multiple reception rooms including a bay fronted dining room, an extended rear living room and a breakfast room. Beyond the breakfast room sits the kitchen which enjoys views of the west facing rear garden. A downstairs WC completes the ground floor accommodation whilst to the first floor there are 3 magnificent well proportioned double bedrooms, some featuring a range of fitted wardrobes.

A family bathroom includes a four piece suite and completes the first floor accommodation. Externally the property includes a driveway and a single garage with side access leading to a superb private west facing rear garden. No Chain.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav purposes: M33 3JW

TENURE

Leasehold - 999 Years from 22nd June 1953 GR £6.00PA - Subject to verification by Solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band E

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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