

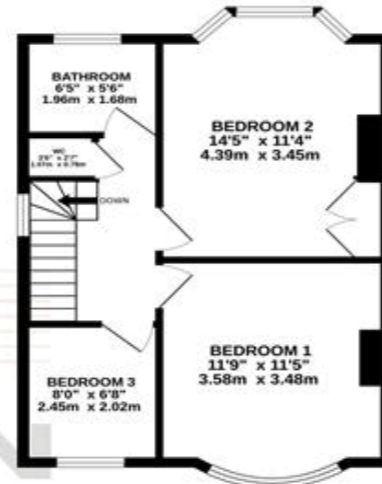
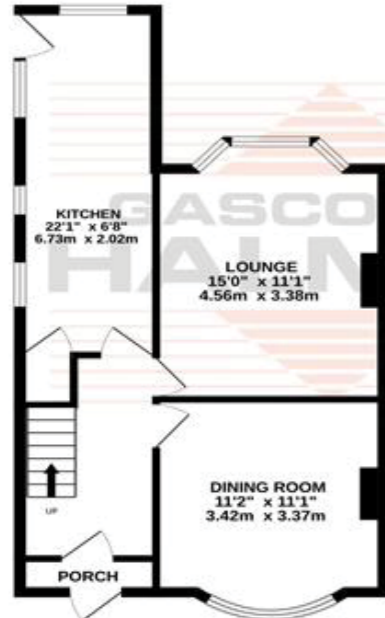
51 DERBYSHIRE ROAD SOUTH

Sale

£325,000

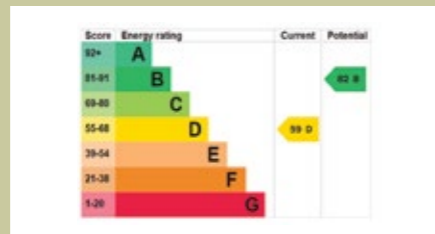
GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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

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Located on one of Sale's most popular roads, close to local amenities as well as some of Traffords outstanding schools is this well presented semidetached residence. Whilst needing some select modernisation the property benefits from wonderful family accommodation throughout, with three generous bedrooms, ample off-road parking and a detached garage. No Chain.

GASCOIGNE HALMAN

- Bay Fronted Semi Detached Residence
- Three Well Proportioned Bedrooms
- In Need Of Select Modernisation

- Spacious Extended Separate Kitchen and Lounge
- Walking Distance To Local Amenities And Outstanding Schools
- No Chain

£325,000

51 DERBYSHIRE ROAD SOUTH

Sale



DESCRIPTION

This traditional bay fronted semi detached residence offers spacious accommodation throughout and whilst needing some select modernisation, has ample of potential to create a forever family home. Prominently positioned within walking distance to local amenities and excellent Primary & Secondary schools, making this ideal for a wide range of buyers. The property comprises of an entrance hallway branching off to a dining room with bay window, a generous through lounge with sliding doors opening out onto the rear garden and an extended kitchen plus under stair storage completes the ground floor living accommodation.

To the first floor are three bedrooms and a contemporary family bathroom with separate WC. Externally there is a spacious and well maintained garden, detached garage and a driveway providing ample off-road parking. No Chain! It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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 3JG

TENURE

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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