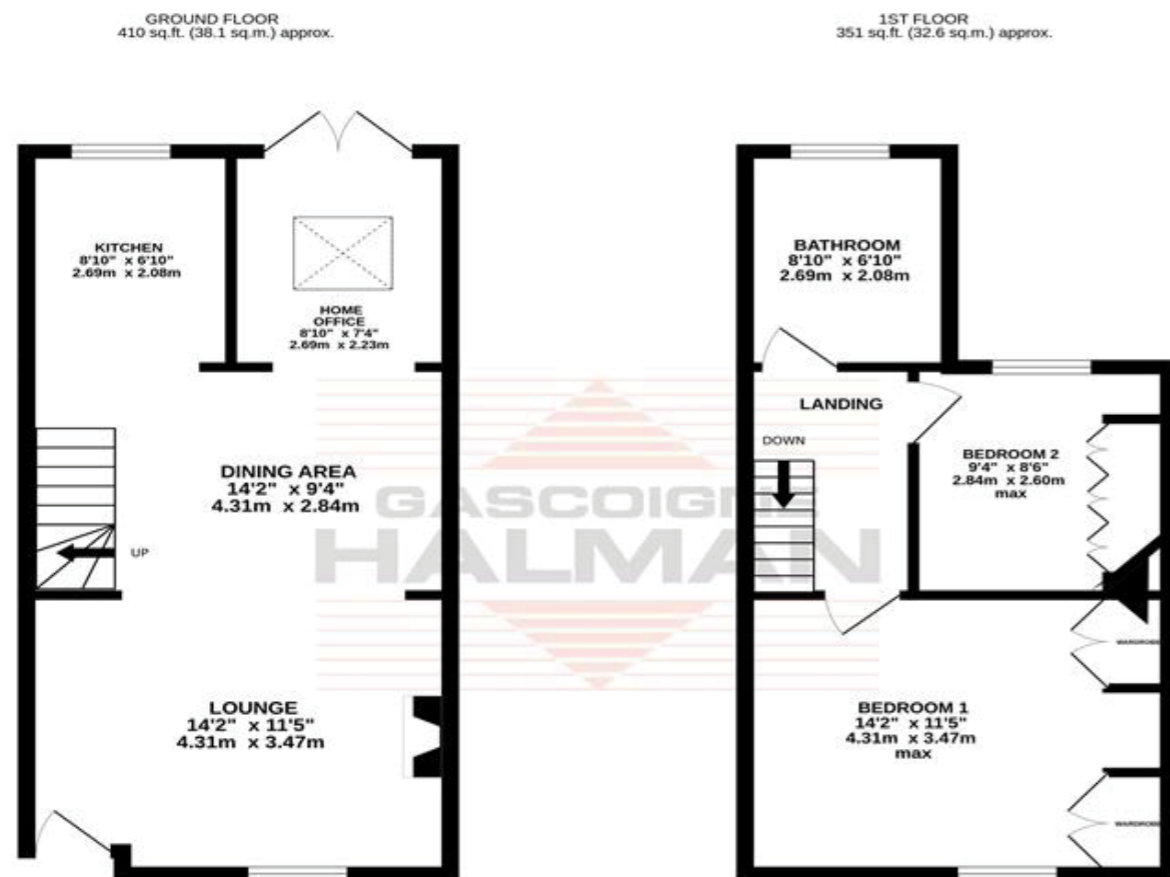


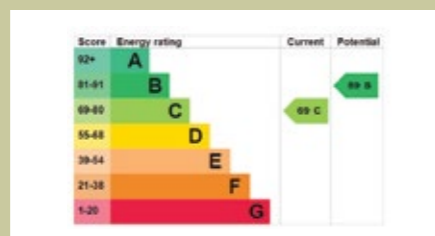
6 DERBY ROAD

Sale

£320,000



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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 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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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A terraced property located in the heart of Ashton On Mersey village and all its amenities with a spacious courtyard garden and beautiful open plan living space. With two bedrooms and a bathroom to the first floor this property would be ideal for a first time buyer, someone looking to downsize or a buy to let investor.

- Beautifully Presented Mid Terrace
- Two Double Bedrooms & Family Bathroom
- Prominently Positioned In The Heart Of Ashton On Mersey Village

- Ideal For First Time Buyers
- Private & Enclosed Rear Courtyard
- Must Be Viewed To Appreciated

£320,000

6 DERBY ROAD

Sale



Conveniently positioned in the village and within a short walk of so many amenities, this is a superb terraced home with the advantage of a private rear garden. The property is immaculate throughout and would be a perfect purchase for any first time buyer looking to purchase a property they could put their own mark on. Opening onto beautiful open plan living space in the form of a lounge, dining area, fitted kitchen and home office. To the first floor are two double bedrooms with the master bedroom is a generous size plus fitted wardrobes. A wonderful three piece family bathroom completes the first floor accommodation. A courtyard with raised decking area can be found to the rear.

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 5PR

TENURE

Freehold with Chief Rent - 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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN