



## FLAT 2 DERBY COURT 45 DERBYSHIRE ROAD | SALE

OFFERS OVER £200,000

A superbly proportioned and ideally positioned ground floor apartment within easy reach of Sale Moor centre and with Sale town centre a little further distant. The accommodation offers a secure communal entrance hall, a private entrance hall with fitted storage opening onto a large open plan sitting/dining room with access onto the private terrace, modern fitted kitchen, two bedrooms with fitted wardrobes and serviced by the shower room/WC. Communal paved gardens. Residents parking and garage with power. Viewing is highly recommended.

**POSTCODE: M33 3FJ**

## DESCRIPTION

A superbly proportioned ground floor apartment situated in an ideal location close to Sale Moor centre and with Sale town centre a little further distant.

The well proportioned accommodation offers a secure communal entrance hall plus private entrance hall with fitted storage and opening onto an impressive open plan sitting/dining room. Off this open plan space is a door leading to the private balcony/terrace which benefits from a southerly aspect. Off the hallway there is also access to the separate fitted kitchen with a comprehensive range of high gloss units. There are two bedrooms both benefitting from fitted wardrobes and the accommodation is completed by the modern shower room/WC fitted with a white suite with chrome fittings.

As previously mentioned the apartment is superbly positioned being in close proximity to Sale Metrolink, parks, canal, Sale leisure centre and popular bars and restaurants. Wythenshawe hospital, Manchester Airport and the M56 and M60 motorways are close by. It is also ideally situated in the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### SECURE COMMUNAL ENTRANCE HALL

with entry system. Stairs to upper floors. Access to storage cupboard.

#### PRIVATE ENTRANCE HALL

With hardwood front door. Fitted storage cupboard. Phone entry system. Opening to:

#### OPEN PLAN SITTING/DINING ROOM

**18'1" x 17'3" (5.51m x 5.26m)**

A superb open plan space with ample room for living and dining suites. Electric fireplace. Television aerial point. Telephone point. Double glazed window to the front. Door to private balcony/terrace.

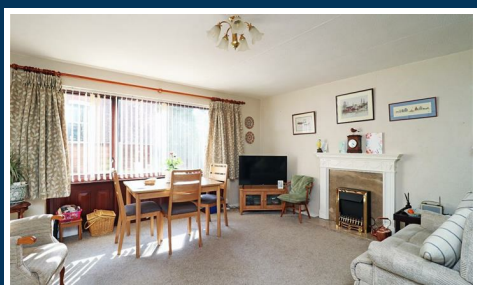
#### KITCHEN

**11'8" x 8'10" (3.56m x 2.69m)**

Fitted with a comprehensive range of white high gloss units with work surfaces incorporating stainless steel sink unit. Integrated double oven/grill. Space for cooker, fridge freezer, washing machine and dish washer. Four ring electric hob with extractor hood over. Tiled splashback. PVCu double glazed window to the rear.

#### INNER HALLWAY

Fitted storage cupboard.



## BEDROOM 1

11'8" x 11'0" (3.56m x 3.35m)

With PVCu double glazed windows to the front and side. Fitted wardrobes. Electric heater. Telephone point.

## BEDROOM 2

11'0" x 8'10" (3.35m x 2.69m)

PVCu double glazed window to the rear. Fitted wardrobes. Electric heater.

## BATHROOM

8'10" x 6'2" (2.69m x 1.88m)

With a modern white suite with chrome fittings comprising shower enclosure, vanity wash basin and WC. Fitted storage cupboard. Opaque PVCu double glazed window to the rear. Tiled walls. Electric heater.

## OUTSIDE

## GARAGE

With up and over door plus power.

Residents parking and communal paved gardens.

## SERVICES

Mains water, electricity and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE:

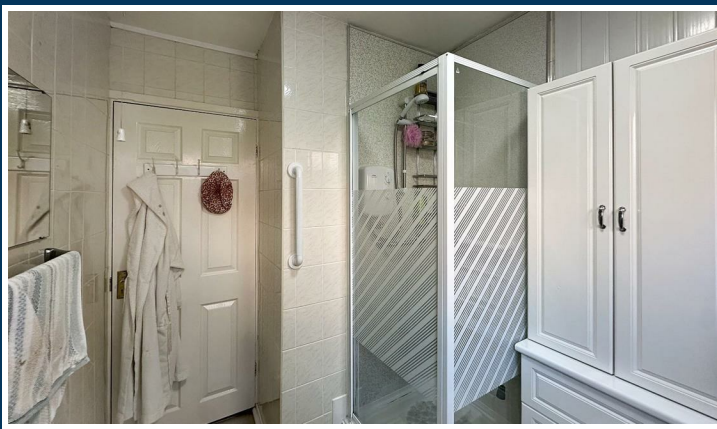
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 31/01/1970. This should be verified by your Solicitor.

## SERVICE CHARGE

Currently set at approximately £150.00 pcm and includes and ground rent and maintenance of communal areas. Full details will be provided by our clients Solicitor.

## NOTE

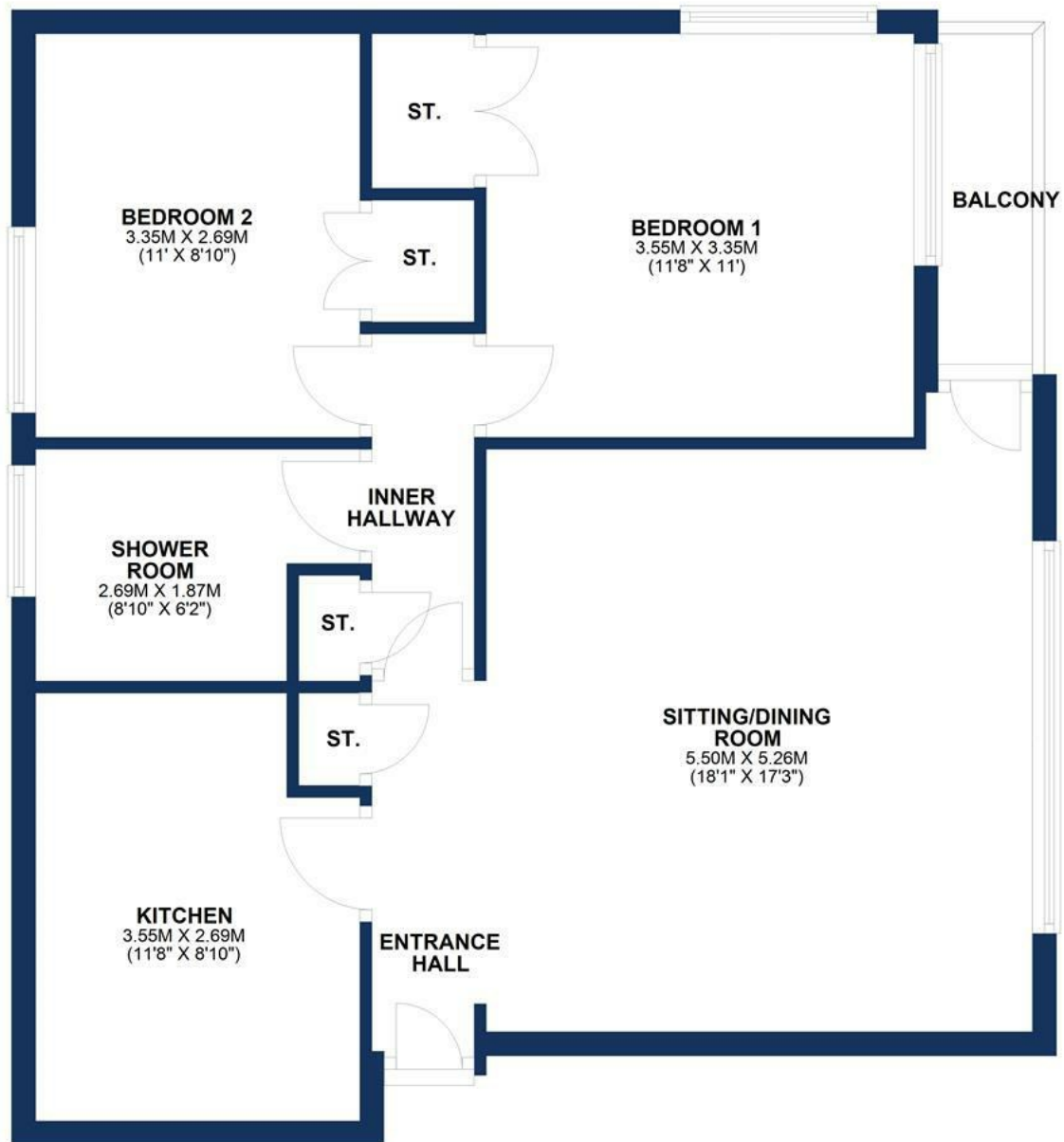
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and 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, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

## GROUND FLOOR

APPROX. 70.0 SQ. METRES (753.2 SQ. FEET)



TOTAL AREA: APPROX. 70.0 SQ. METRES (753.2 SQ. FEET)

Floorplan for illustrative purposes only



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