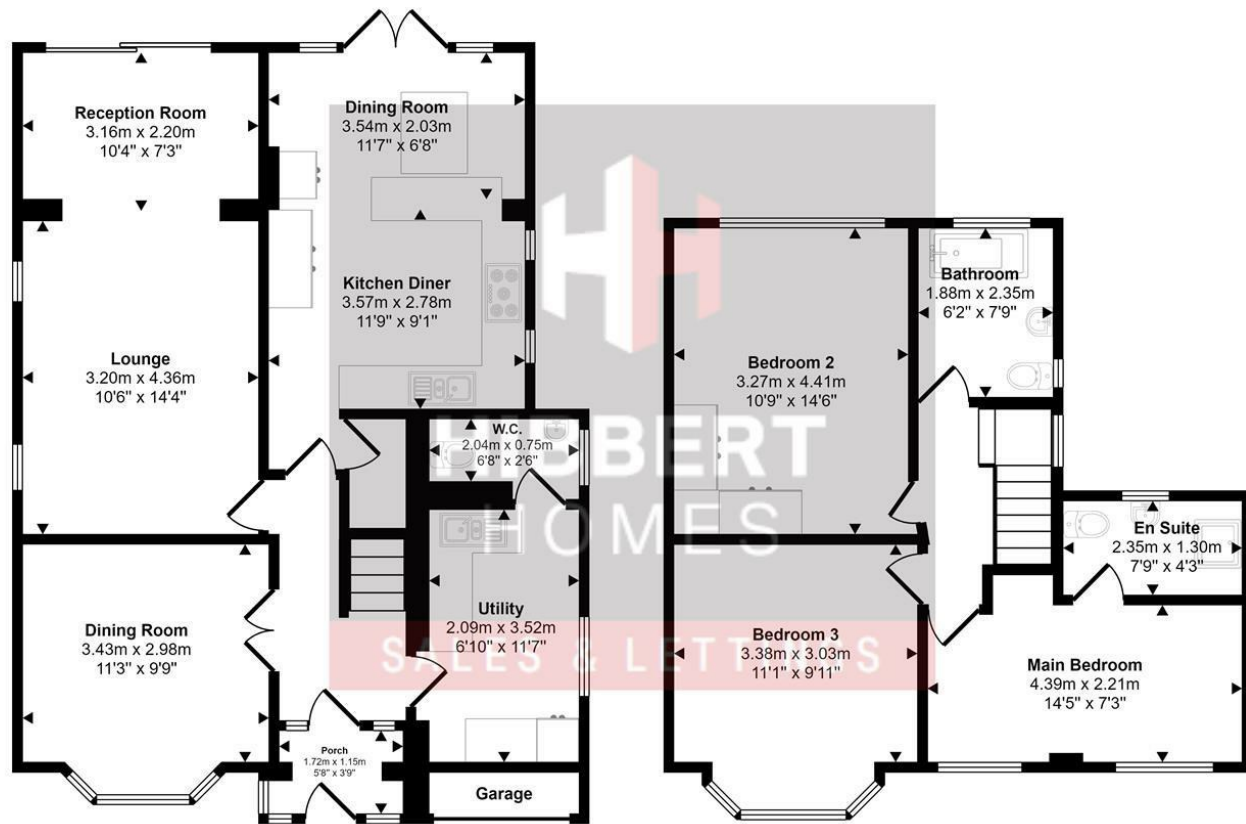


Approx Gross Internal Area
126 sq m / 1358 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



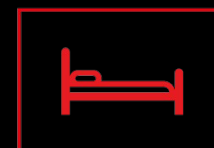
Derbyshire Road South | Sale
Guide Price £650,000



88 School Road | Sale | M33 7XB
t: 0161 973 4955
e: sale@hibberthomes.com
www.hibberthomes.com

SALES & LETTINGS

Bedrooms 3



Bath 2



Reception 3



Driveway
Parking



Area
sq ft



Onward Chain
Complete



- Modern Detached Property
- Two Bathrooms
- Large Utility Room
- Great Location
- New Roof

- Three Bedrooms
- Open Plan Breakfast Kitchen
- 1358 Sqft
- Boarded Loft
- Onward Chain Complete

A beautifully presented three bedroom, two bathroom detached property in a great location within walking distance of Sale Moor Village, great transport links, excellent schools and easy reach of Sale Town Centre. The property has been finished to a high standard throughout comprising; Entrance hall, dining room, utility room, WC, lounge and breakfast kitchen to the ground floor. There are three double bedrooms and two bathrooms, one of which is en suite to the first floor. Externally to the rear is a beautifully landscaped South West facing garden. Mainly laid to lawn with mature shrubs and bushes and a large patio area. To the front is a good size block paved driveway with ample off road parking. Onward chain complete. EPC -

