

55 Derbyshire Lane, Stretford, Trafford, M32 8BH



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**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** An attractive **FOUR BEDROOM** period bay fronted mid terrace property situated in a highly sought-after area of Stretford. Located just off Chester Road and within walking distance to Victoria Park Primary School, Stretford Town centre and Victoria park with its open space and children's play area on the doorstep.

This thoughtfully designed and spacious home features an entrance hallway with oak wooden flooring throughout the ground floor, leading to an open-plan lounge and family room with beautiful period fireplaces and exposed brick chimney breasts. The ground floor also includes access to a practical chamber cellar, a convenient three-piece shower room, and a generously sized kitchen/dining room that opens out to the sunny south-facing rear garden.

The first floor offers a landing that leads to three generously sized double bedrooms and a three-piece family bathroom, complete with a bathtub and an overhead mixer shower.

The second floor offers an additional double bedroom with ample storage space and an area for a desk, completing this exceptional family home.

The property benefits from ample space, beautiful fireplaces, is warmed by gas-fired central heating with a boiler housed in the cellar and has both a front enclosed garden and a lawned South facing garden with a raised paved patio terrace to the rear.

The property is located on one of the area's most sought-after residential roads, within walking distance of local amenities, the Metrolink station on Edge Lane, Stretford Grammar School nearby and the Bridgewater canal.


Early inspection is highly recommended due to the location.

£475,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		73
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	18	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Leasehold Council Tax Band: C



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