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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 4 Derbyshire Road

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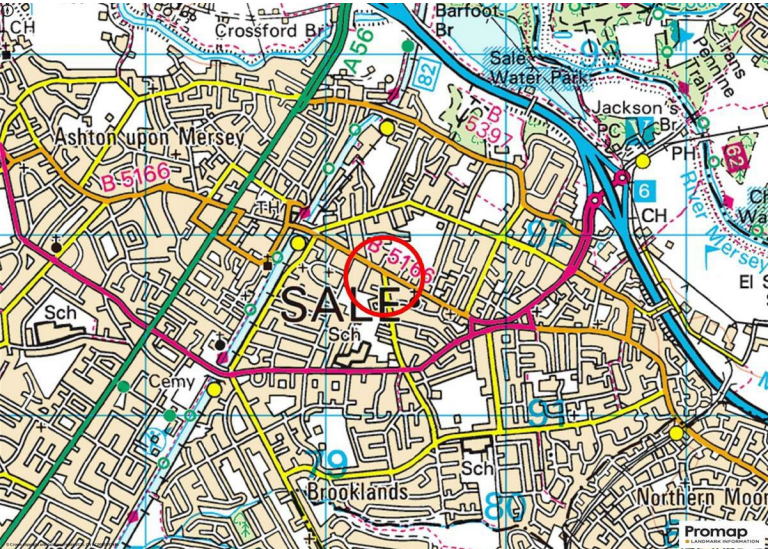


£775,000

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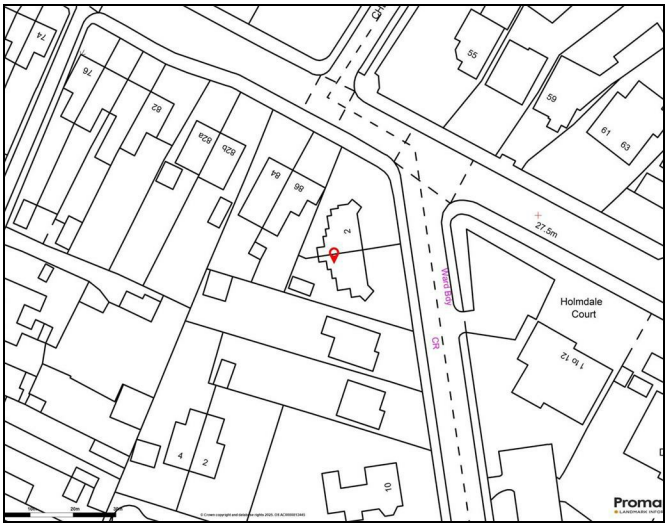
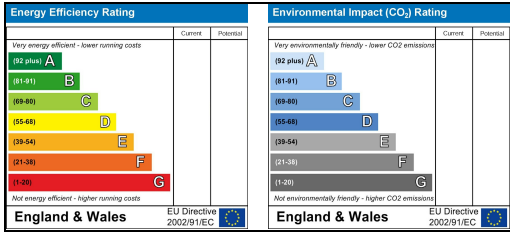
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# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

AN IMPRESSIVE SIX BEDROOMED, DOUBLE FRONTED, PERIOD SEMI DETACHED WHICH OFFERS OVER 2600 SQ FT OVER FOUR FLOORS. BEAUTIFUL ORIGINAL FEATURES. SOME GENERAL UPDATING REQUIRED. IDEAL LOCATION PERFECT FOR TOWN CENTRE/SCHOOLS/WORTHINGTON PARK.

Large Hallway. Two impressive Reception rooms. Kitchen + Utility. GF Shower Room. Six Bedrooms - part currently self contained flat. Two further Bathrooms. Useful Cellars. Ample Driveway Parking. Garage. Established Gardens.

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



# in detail

An impressive and imposing, double-fronted, Period Semi-Detached Family Home, which offers extensive accommodation over four floors extending to over 2600 sqft.

Derbyshire Road is perfectly positioned for a family, within an easy reach of Sale Grammar School, the Town Centre and the Metrolink as well as the open space of Worthington Park.

The property has clearly been a well loved family home but is now in need of some general updating. Internally there is some attractive period features retained including gorgeous stained glass windows, tall coved ceilings, pitched skirting boards and picture rails.

The top floor is currently a two-bedroom apartment which has external access from a spiral staircase. This can easily be reincorporated into the main house again or rented out as the current vendors have done.

Externally, there is ample Driveway parking and to the rear there is an established Garden and Garage.

Comprising-

Canopy Porch with step-up to an original timber door with attractive stained and leaded glass windows flanking both sides and above.

Entrance Hallway. A magnificent 18’ Entrance into the property, having a panelled spindled staircase rising to the First Floor. Coved ceiling. Pitched skirting boards. Panelled doors then provide access to the Lounge, Sitting Room, Breakfast Kitchen and rear Hallway.

Sitting Room. A well-proportioned Reception Room, having a wide, square bay window to the front elevation with attractive leaded and stained glass window lights. Coved ceiling. Attractive period fire surround to the chimney breast.

Lounge. Another excellent-sized Reception Room, having a wide square corner bay window. Fireplace feature to the chimney breast. Coved ceiling.

Breakfast Kitchen. Fitted with a range of base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit with mixer tap. Built-in Neff, stainless steel fronted double oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. Period, cast iron fire surround to the chimney breast. Sash window to the rear elevation overlooking the Gardens. Door through to the Utility Room.

Utility Room. Having space and plumbing suitable for a washing machine and dryer. Built-in shelving and storage units. Opaque window to the side elevation.

Rear Hallway - Having doors opening to the Shower room and Cellars. Glazed panelled door opens to the garden.

Shower Room. Re fitted with a Contemporary white suite with chrome fittings comprising of: large walk in shower with thermostatic shower, WC, wall hung wash hand basin. Window to the rear elevation and a glass brick window to the side.

Lower Ground Floor Cellars.

Hallway. Having doors providing access to the Two Main Cellar Chambers plus a further smaller Chamber.

Chamber One. Having a window to the front elevation. This Chamber houses the gas and electric meters.

Chamber Two. Another large Chamber, currently used as a Utility Space, having space and plumbing suitable for a washing machine. Wall-mounted, ‘Glow worm’ gas central heating boiler. Window to the rear elevation. Belfast sink.

First Floor Landing. Having a spindled balustrade to the return of the staircase opening. Beautiful, original stained and leaded glass window to the rear elevation. Doors then provide access to Three of the Double Bedrooms and Family Bathroom. A further door opens into the Inner Hallway which has a staircase to the Top Floor (currently used as a self-contained Apartment).

Bedroom One. A good-sized Double Bedroom, having a square bay window to the front elevation with stained and leaded glass window lights. Built-in wardrobes across the full length of one wall.

Bedroom Two. A superb large Double Bedroom, having a sash window to the rear elevation overlooking the Gardens. Built-in wardrobes to each of the alcoves.

Bedroom Three. Split into two sections with windows to the front elevation with one being a circular shaped feature window, additional window to the side elevation with stained and leaded glass window lights.

Family Bathroom fitted with a suite comprising of shaped panelled bath with shower mixer attachment and glass shower screen, vanity sink unit and WC. Opaque window to the side elevation. Wall-mounted, heated towel rail radiator.

Second floor. A split level landing with beautiful stained and leaded glass window to the rear. Doors then open to three further Bedrooms, Bathroom and useful storage cupboards. This floor is currently used as a self contained apartment and can be accessed by an external metal spiral staircase which rises to the first floor landing, there is then a staircase to this second floor.

Bedroom Four. Currently used as the Apartment Lounge, having a window to the front plus further Velux window. Door to the Kitchen

Kitchen. Fitted with a range of gloss finish base and eye level units with worktops over and inset sink unit. Built in oven and hob. Space suitable for a fridge. Velux window to the front.

Bedroom Five. Having a Velux window to the rear. Storage space within the eaves.

Bedroom Six. Having a Velux window to the rear.

Bathroom Two. Fitted with a suite comprising of: panelled bath, WC, wash hand basin. Velux window to the side.

Outside, to the front the property is approached via a gravelled driveway providing ample parking.

To the rear, there is an enclosed paved courtyard style garden with established borders and Garage.

FREEHOLD PROPERTY  
COUNCIL TAX BAND - E

