



**7 DERBY ROAD, M33 5PR**  
**£315,000**

2 1 1



## DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM MID-TERRACE HOME, SITUATED IN THE HEART OF ASHTON-ON-MERSEY VILLAGE, WITHIN EASY WALKING DISTANCE OF ITS INDEPENDENT SHOPS, CAFÉS AND RESTAURANTS, AS WELL AS LARGER CHAINS SUCH AS THE CO-OP AND TESCO.

The property has been thoughtfully updated and is finished to a high standard throughout. The accommodation comprises a welcoming entrance hall, a well-proportioned lounge and an impressive recently installed kitchen with breakfast bar, providing a bright and practical space for modern living. Upstairs, there are two generous double bedrooms and a stylish period-style bathroom, creating a home that is both comfortable and versatile.

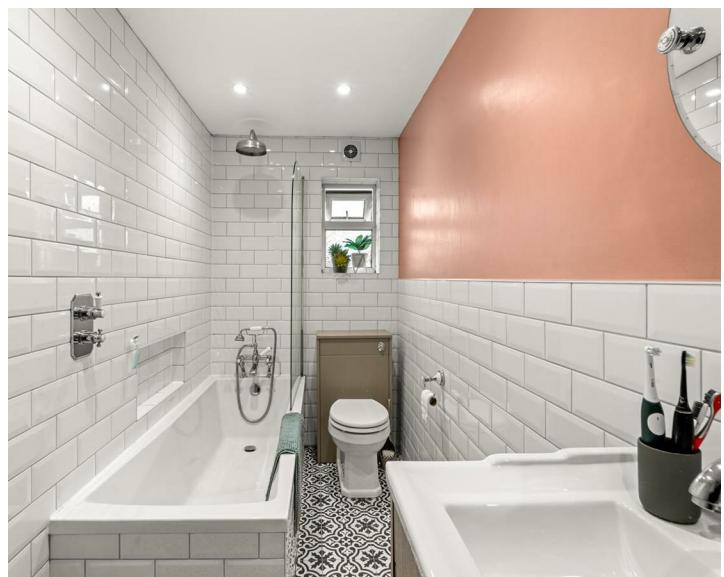
To the rear, the property enjoys a low-maintenance landscaped garden with a pergola, ideal for outdoor dining or relaxing. Situated on Derby Road, a permit parking scheme ensures residents have ample parking, while the location also benefits from proximity to local schools and excellent transport links.

Freehold. EPC=D. Trafford Council Tax Band B.

## KEY FEATURES

- Two generous double bedrooms
- Stylish period-style bathroom
- Landscaped rear garden with pergola
- Permit parking scheme on Derby Road
- Modern kitchen with breakfast bar
- Spacious well-proportioned lounge
- Ashton-on-Mersey Village location
- Close to excellent amenities



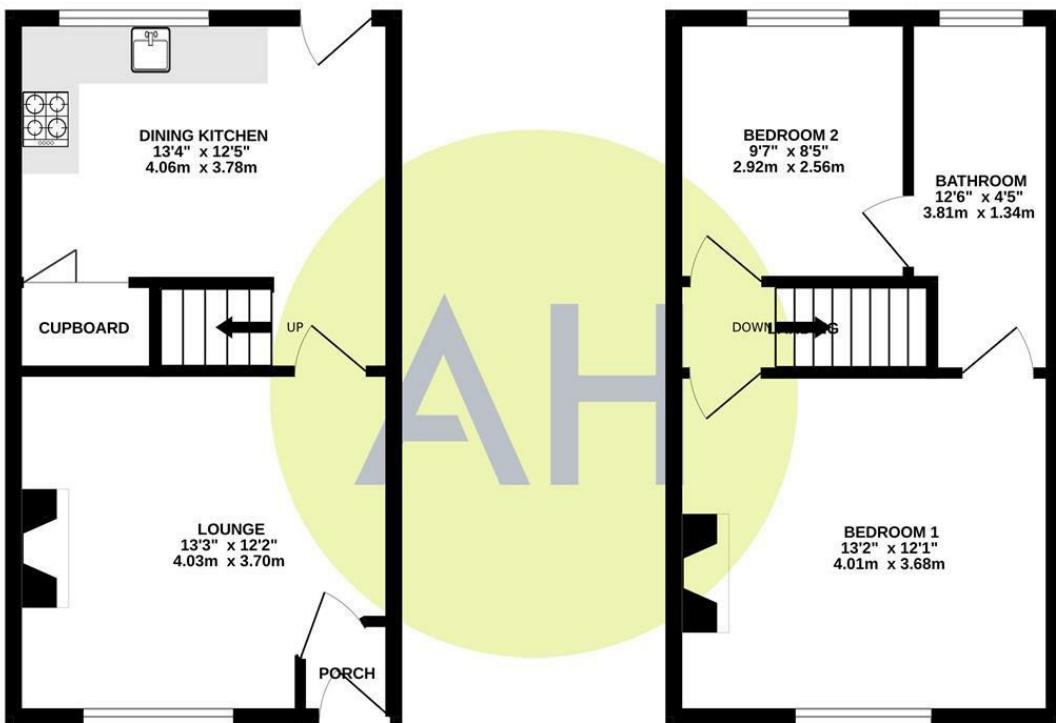


# FLOOR PLANS



GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.

1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate only and no responsibility is taken for any errors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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