



41 Derbyshire Road , Manchester, M40 1QN

Offers Over £230,000



****PERIOD PROPERTY** **PARTIALLY RENOVATED** **THREE BEDROOMS** **TWO RECEPTION ROOMS** **CLOSE TO BROOKDALE PARK** **IMMERSIVE VIRTUAL TOUR AVAILABLE****

Cousins Estate Agents are pleased to present this three bedroom period terraced family situated in the desirable Clayton Bridge area of Newton Heath.

The property has recently been refurbished throughout with a fully fitted high gloss modern kitchen and neutrally decorated throughout blending period features with modern contemporary living accommodation.

Internally, the home comprises of a welcoming entrance hallway, family lounge with feature bay window, open plan dining area and kitchen/breakfast room to the ground floor and three bedrooms and three piece family bathroom to the first floor. Externally the property is garden fronted and has a rear yard with access to the rear.



Entrance Hallway 14'6" x 6'3" (4.42 x 1.93)

A large, bright airy entrance hallway with stairs leading to the first floor. Door to rear to kitchen. Radiator to side.

Lounge 13'8" into bay x 11'10" (4.19 into bay x 3.62)

A large open plan lounge with feature bay window to front. Feature chimney breast with opening for log burning effect electric stove.

Dining Room 13'3" x 11'9" (4.04 x 3.60)

The dining room provides an ideal space for entertaining guests or family and with the open plan aspect from the kitchen this is a great social space and an ideal space for a busy family to enjoy time together including evening meals.

Kitchen 9'10" x 6'3" (3.01 x 1.92)

A fully fitted kitchen comprising of a full range of high gloss units with coordinated worktops. Inset gas hob with built under electric oven and extractor hood above with splashback. Integrated slimline dishwasher. Inset stainless steel sink with mixer tap. Plumbing for washing machine.

Sitting Area/Breakfast Room 8'5" x 13'11" (2.59 x 4.26)

The sitting/breakfast area provides an additional space to the rear of the kitchen with patio doors leading out to the rear yard and two skylights flooding the area with natural light. The large window and patio doors at the rear provide a lovely indoor/outdoor feel to the property.

Landing 8'11" x 6'8" (2.74 x 2.04)

A good size landing providing access to the three bedrooms and family bathroom.

Bedroom One 11'2" x 11'6" (3.42 x 3.53)

A spacious double bedroom. Upvc window to rear elevation.

Bedroom Two 13'3" x 11'6" (4.04 x 3.52)

A second double bedroom to the front of the property. Upvc window to front elevation.

Bedroom Three 8'0" x 6'8" (2.44 x 2.04)

A good size single bedroom to the front of the property. Window to front elevation.

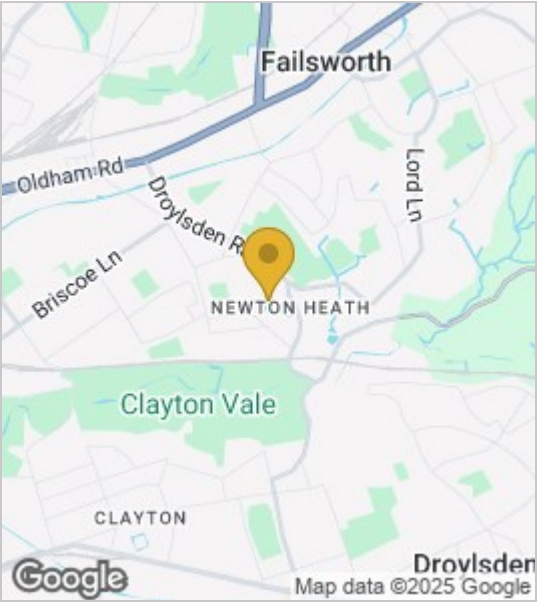
Bathroom 7'5" x 6'8" (2.28 x 2.04)

A fully tiled bathroom comprising of a panelled bath with shower over and screen, low level WC and cistern and pedestal mounted hand wash basin with mixer tap. Chrome heated towel rail to rear. Frosted Upvc window to rear elevation.

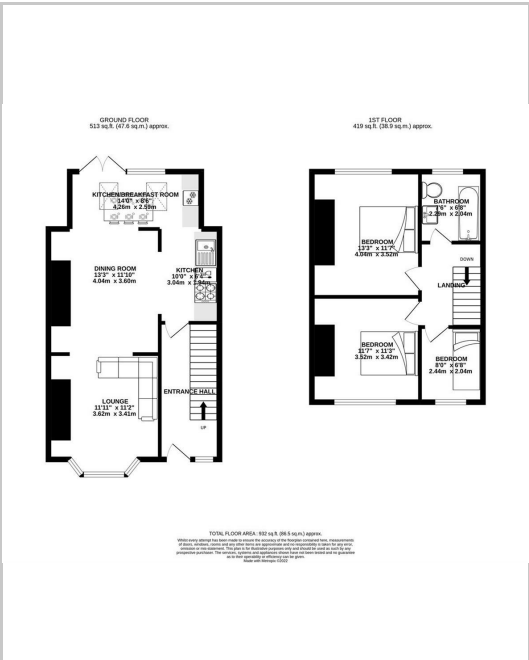
Garden

To the front of the property is a paved garden with a raised flower bed. To the rear of the property is an enclosed yard. Beyond the yard is a grassed lawn area providing additional outside space.

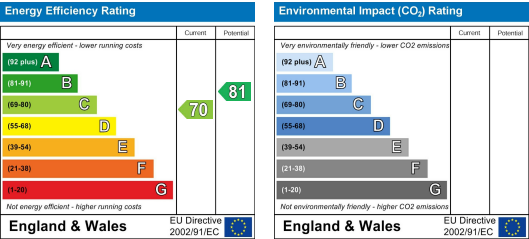
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

