



Devonshire Court, Derbyshire Road South, Sale  
£250,000



**HIBBERT**  
HOMES

SALES & LETTINGS

# Devonshire Court

Derbyshire Road South, Sale

Offered with no onwards chain, this spacious ground floor apartment presents an excellent opportunity for both first-time buyers and downsizers seeking modern living in a desirable location. Situated within a quiet and contemporary development, the property features two well-proportioned bedrooms and two bathrooms (including en-suite shower room to the main bedroom), providing flexible accommodation for a variety of lifestyles. The welcoming entrance hall leads to a generous living dining room, which benefits from ample natural light and offers a comfortable space for relaxation and entertaining. A separate, fully fitted kitchen is equipped with modern appliances and plentiful storage, making it ideal for those who enjoy cooking and hosting. The apartment is thoughtfully designed throughout with bright, neutral décor. Residents will appreciate the convenience of being within walking distance to both Sale and Sale Moor centres, with their wide range of shops, cafes, and amenities, as well as Brooklands Metrolink station for easy commuting into Manchester and beyond.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

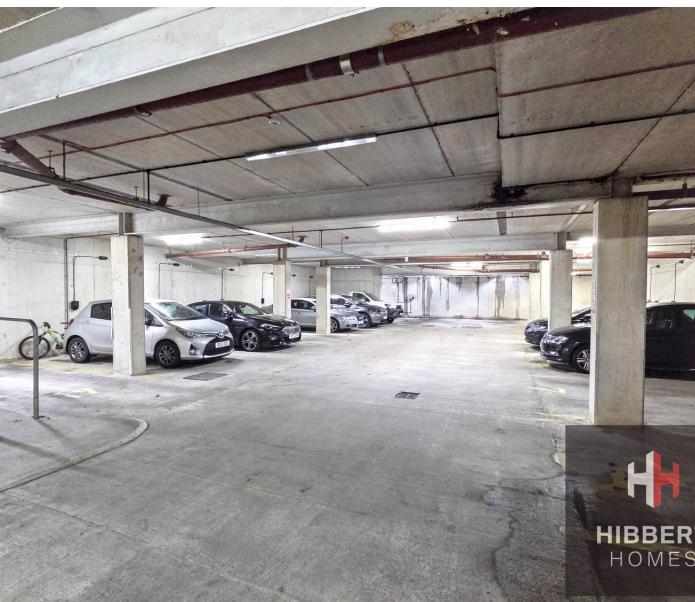




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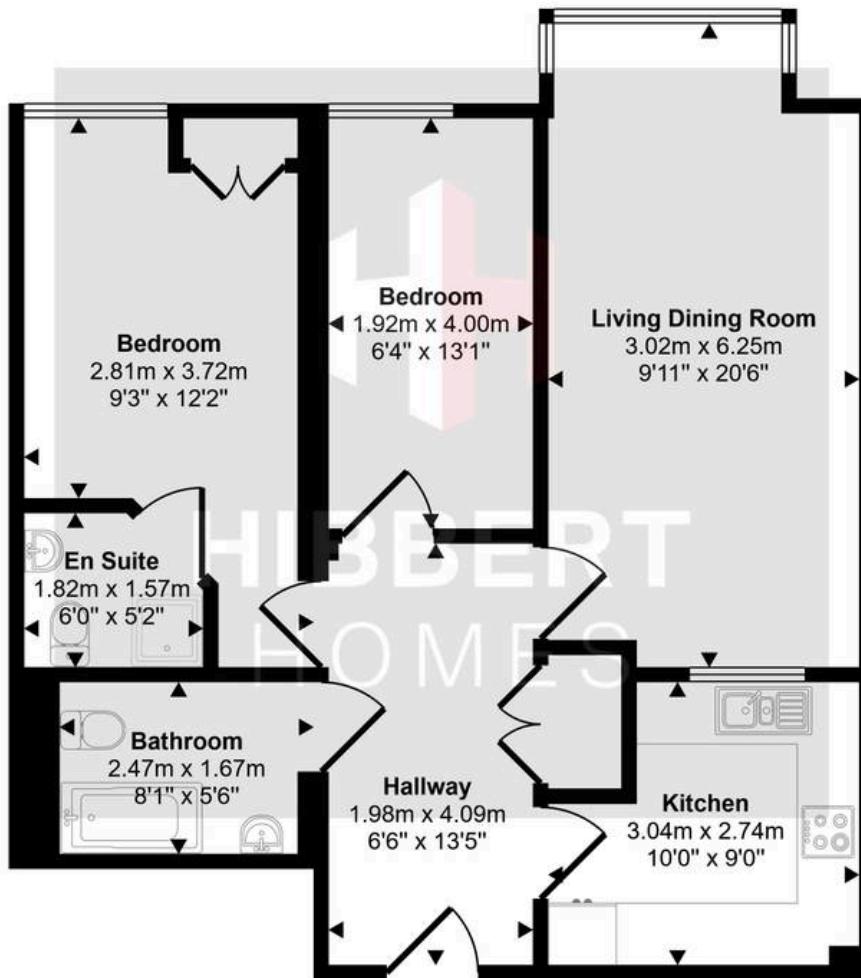
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Outside, the property benefits from an allocated underground parking space, located securely behind electronic gates for peace of mind. An EV charging point is available for electric vehicle owners, ensuring future-proofed convenience for modern lifestyles. The development is well maintained and offers an attractive setting. The secure parking, combined with the quiet location, makes this apartment an appealing choice for those seeking both practicality and comfort. Early viewing is highly recommended to fully appreciate the quality and convenience this property has to offer.



- NO ONWARDS CHAIN
- Spacious ground floor apartment
- Modern, quiet development
- Two bedrooms, two bathrooms
- Living dining room with separate kitchen
- Underground parking behind secure electronic gates
- EV charging point
- Walking distance to Sale and Sale Moor centres, and Brooklands Metrolink station

Approx Gross Internal Area  
66 sq m / 709 sq ft



Floorplan

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.

