



**Derbyshire Road South, Sale, Trafford, M33**

**Guide Price: £425,000**

*Freehold*

# Derbyshire Road South, Sale, Trafford, M33

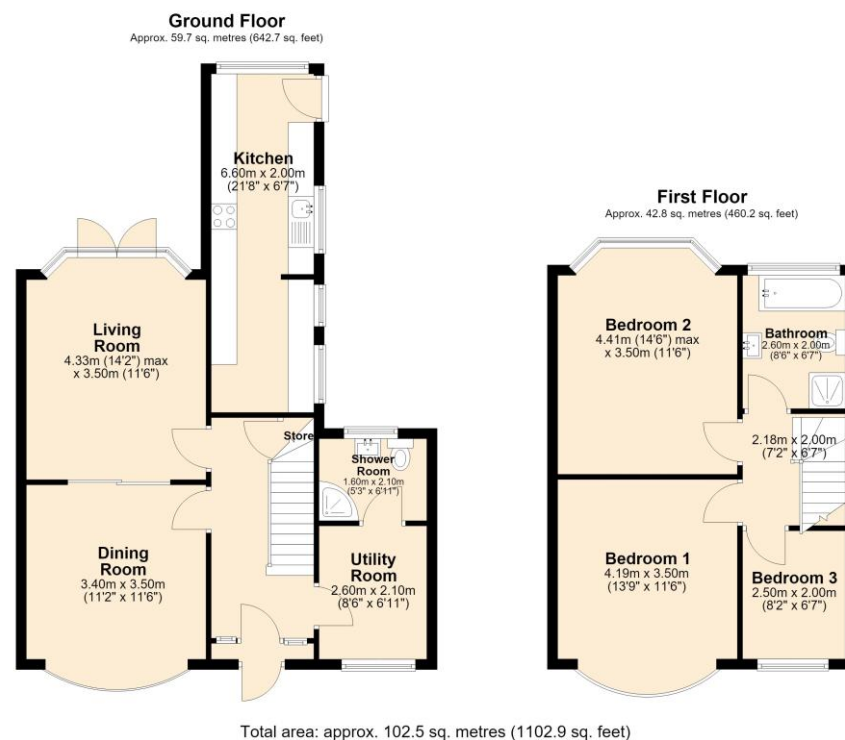
Occupying a generous plot on the ever-popular Derbyshire Road South, this three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to create their ideal family home. Requiring modernisation throughout, the property offers spacious accommodation, excellent potential to extend or reconfigure (subject to the necessary permissions), and enjoys a desirable south-westerly facing rear garden.

The property is approached via a driveway providing off-road parking alongside a well-maintained front garden, leading to an enclosed entrance porch. Stepping inside, the welcoming entrance hallway provides access to the principal ground floor accommodation.

Positioned to the front of the property is a charming bay-fronted dining room, offering an ideal space for family meals or entertaining. To the rear, the generously proportioned living room enjoys an abundance of natural light thanks to its bay patio doors, which open directly onto the south-westerly facing rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The kitchen is fitted with a range of base and eye-level units, providing ample storage and generous space for freestanding appliances. There is also utility room, offers excellent potential to be converted into a home office, study, or additional reception space to

- Leasehold
- 999 Years 28/3/35
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## The Property Man

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### Disclaimer

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