







Derbyshire Lane

Stretford

M32 8DG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

'Mossend'
127 Derbyshire Lane
Stretford
Manchester
M32 8DG

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Offers Over £750,000

A MOST IMPRESSIVE EDWARDIAN SEMI-DETACHED PROPERTRY WITH SOUTH FACING REAR GARDEN OVERLOOKING VICTORIA PARK Offering spacious family accommodation of approx 2566 sq ft. Two large reception rooms at ground floor level plus a welcoming hallway, ground floor WC, breakfast kitchen and scullery with access to the cellars. The cellars offer scope for upgrade/conversion, subject to any necessary consents required. At first floor level there are three double bedrooms, a lounge with a fantastic outlook and offering potential to re-instate a balcony if desired. A beautifully appointed bathroom and separate shower room complete the first floor accommodation. Stairs off to the second floor where there are two further bedrooms and useful storage room. The property has gated off road parking to the front and a great sized enclosed rear garden with lawned garden and mature borders. The property is situated in a most convenient location in the heart of Stretford with great access to to Media City/Salford Quays, Trafford Park and Manchester City Centre. Local amenities such as Stretford Mall are within a short walk. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Vestibule
With beautiful period style tiling. To:

Entrance Hall
A most impressive hallway with stairs off to the first floor rooms. Feature double feature bay window to the side elevation and stained glass window to the front elevation. Radiator.

Dining Room
With feature sash windows to the front with leaded lights and stained glass inserts. Exposed floorboards. Radiator. Coal effect gas fire set within an attractive fireplace with tiled heath.

Rear Lounge
With an exit door to the rear with adjacent side windows with feature toplights with leaded lights and stained glass inserts. Exposed floorboards. Radiator. Two ceiling roses, coving and picture rail. A feature of this room is the impressive fireplace with tiled inserts and hearth.

Downstairs WC
With a low level WC and pedestal wash hand basin. Chrome ladder radiator. Spotlighting. Contemporary tiling.

Inner Hall
To:

Scullery
With working surfaces incorporating a Belfast sink unit with mixer tap. Quarry tiled floor. Double glazed window and exit door to the side elevation. Door off to:

Cellars
Offering excellent scope to upgrade/convert (subject to any necessary consents required. Currently utilised for storage. Plumbing for a washer and wall mounted British Gas central heating boiler.

Breakfast Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a double drainer stainless steel sink unit. Integrated dishwasher and fridge. Rangemaster cooker in situ with extractor above. Radiator. Double glazed window to the rear and side.

TO THE FIRST FLOOR

Landing
With stairs off to the second floor. Encapsulated stained glass feature window to the side elevation. Radiator.

Bedroom (1)
With a double glazed window to the rear with bespoke fitted seating and fitted wardrobes. Radiator. Door off to:

First floor Lounge
With a commanding view over the Victoria Park. Double glazed patio doors with adjacent side windows ensure this room is flooded with natural light. Beautiful fireplace with tiled inserts and hearth. Picture rail and coving.

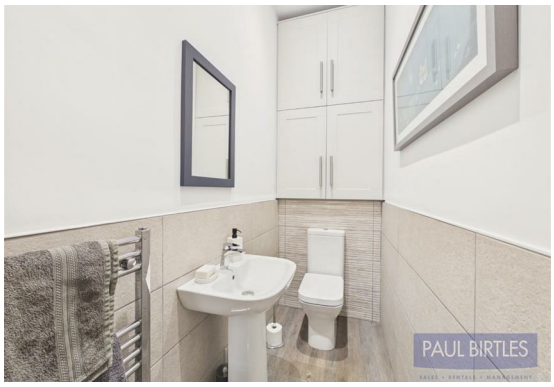
Bedroom (2)
With a double glazed bay window to the front elevation. Radiator. Feature fireplace with tiled inserts.

Bedroom (3)
With a corner double glazed bay window. Radiator. Freshly plastered.

Bathroom
A beautifully appointed bathroom with panelled bath, wall hung Villeroy & Boch Vanity wash hand basin and Rak low level WC. Two double glazed windows to the side elevation. Contemporary tiling to floor and walls. LED mirror. Shower attachment over the bath. Matte black ladder radiator. Underfloor heating. Spotlighting.







Shower Room
With a corner shower enclosure and wall hung wash hand basin. Chrome ladder radiator. Extractor fan and spotlighting.

TO THE SECOND FLOOR

Second Floor Landing
To:

Bedroom (4)
With a Velux roof window and radiator.

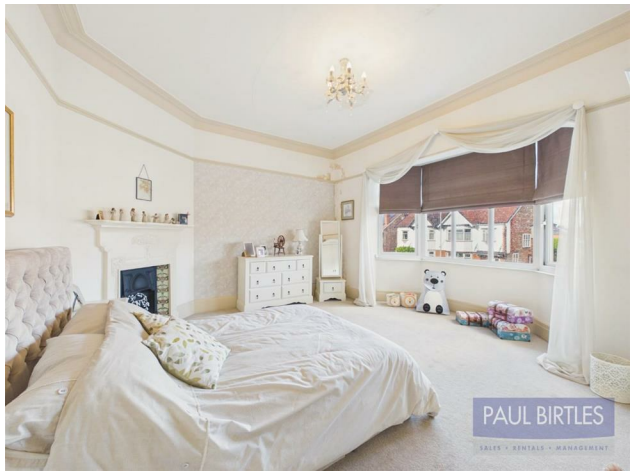
Bedroom (5)
With a double glazed window to the side elevation. Radiator. Cast iron fireplace. Exposed floorboards.

Store Room
Providing excellent storage space.

Outside
To the front of the property is a gated off road parking facility. To the rear is a good sized enclosed rear garden with mature borders, lawned and patio areas. The rear garden has a southerly aspect, with an outlook backing on Victoria Park.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 23/04/1906, subject to an annual ground rent of £6.50.

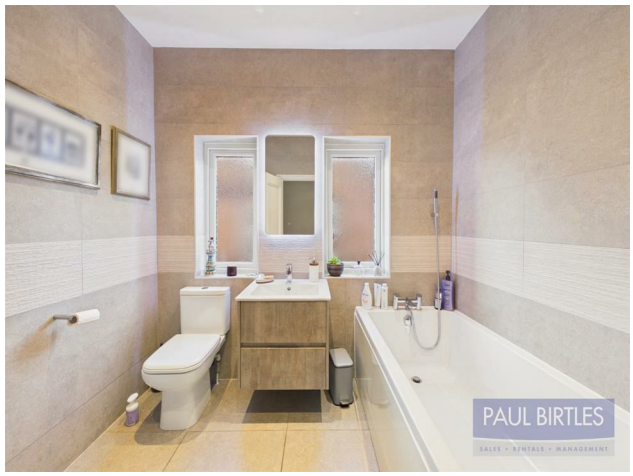

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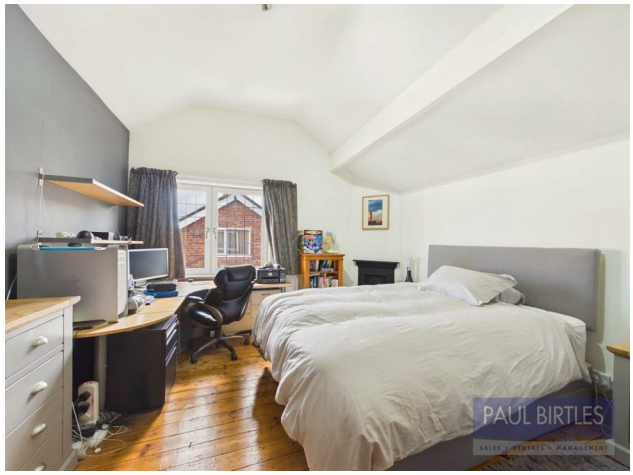

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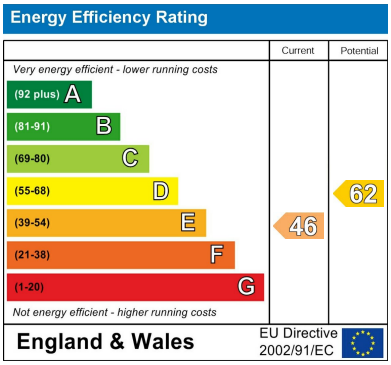


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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

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