



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS

# 14 Derbyshire Road South

Sale, Greater Manchester, M33 3JW



£550,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://www.watersons.net)

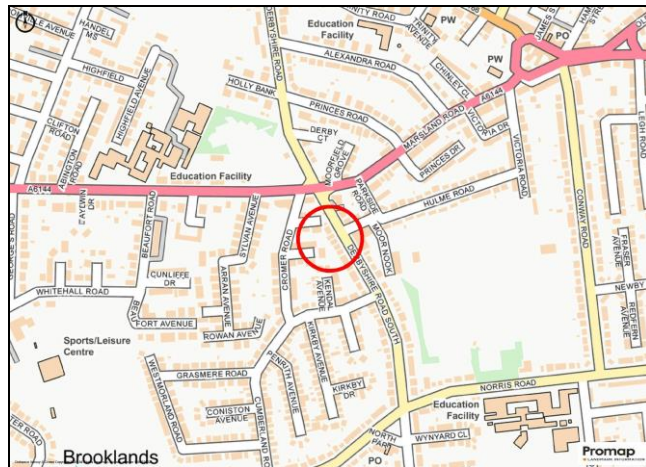
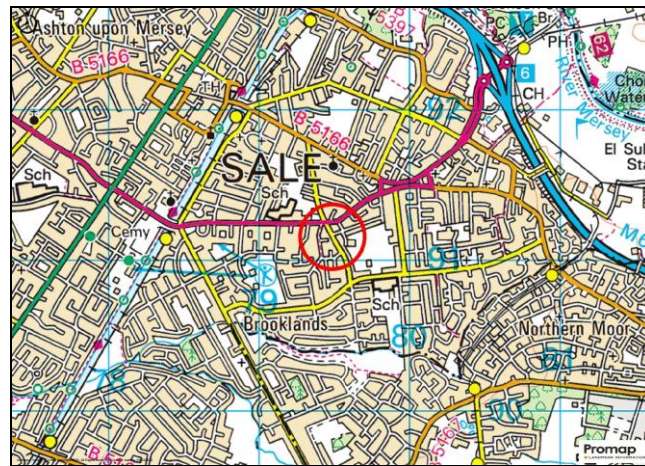


# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

# location

From our Watersons Sale Office, continue out of the one way system on School Road and turn left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the lights turn right onto Northenden Road and proceed along. After a short distance, turn right onto Derbyshire Road. Continue along for some time going through 2 roundabouts and eventually the property will be found on the left hand side.



# overview

**AN EXCELLENT SIZED, COMPREHENSIVELY EXTENDED, FIVE BEDROOMED DETACHED WHICH ENJOYS A LOVELY PRIVATE REAR GARDEN. SUPERBLY PROPORTIONED ROOMS THROUGHOUT. IDEAL LOCATION FOR SCHOOLS.**

Porch. Hall. 23' Lounge. Dining room. Conservatory. Open Plan Breakfast Kitchen. WC. Five First Floor Bedrooms. Bathroom. Additional Shower Room. Ample Parking. Enclosed Gardens. NO CHAIN!



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

For further information or to arrange a viewing of this property please do not hesitate to contact our Sale Office on **0161 973 6688** or via **sale@watersons.net**

# in detail

An excellent-sized, comprehensively extended, Five Bedroomed Detached which offers excellent family accommodation.

This neighbourhood is so convenient being within an easy reach of the local Schools including Sale Grammar and close to the Town Centre, Sale Moor Village Metrolink. In addition the lovely open space of Walkden Gardens literally around the corner.

Internally there are good sized rooms throughout, neutral re decoration, uPVC double glazing and a brand new 'Worcester' high capacity central heating boiler.

There is ample Off Street Parking, Attached Garage and a superb, Private rear Garden.

An internal viewing will reveal:

Entrance Porch with uPVC double glazed front door and a further opaque uPVC double glazed door through to the Entrance Hallway.

Entrance Hall having a spindle staircase rising to the First Floor. Doors then provide access to the Lounge, Dining Room and extended Family Kitchen.

Dining Room. A well-proportioned Reception Room having a uPVC double glazed bay window to the front elevation. Coved ceiling.

Lounge. A superb, large extended Reception Room having two opaque uPVC double glazed windows to the side elevation. There is then a set of uPVC double glazed French doors opening into the Conservatory. Attractive fireplace feature to one side wall. Coved ceiling.

Conservatory. A lovely addition to the property having uPVC double glazed windows to three elevations all overlooking the Garden and a uPVC double glazed door opening onto the Garden. Double glazed glass roof. Tiled floor.

Extended Family Kitchen. An excellent sized Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of base and eye level units with worktops over and an inset stainless steel sink unit with mixer tap over. Built in double oven with four ring Neff ceramic hob. Integrated dishwasher, fridge freezer and washing machine. There are a set of uPVC double glazed sliding patio doors opening onto the rear Garden and an addition uPVC double glazed window to the side. Useful under stairs storage cupboard. Door through to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC and wall hung wash hand basin. Opaque uPVC double glazed window to the side.

First Floor Landing having a spindle balustrade to the return of the staircase opening. Opaque uPVC double glazed window to the side elevation. Doors then open to the Five Bedrooms, Family Bathroom, Shower Room and additional WC.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden. Built in wardrobe cupboards across the full length of one wall.

Bedroom Two is another good-sized Double Room having a uPVC double glazed bay window to the front elevation.

Bedroom Three having a uPVC double glazed window to the rear elevation overlooking the Garden.

Bedroom Four having a uPVC double glazed window to the rear elevation. Built in wardrobes.

Bedroom Five having a uPVC double glazed window to the front elevation.

Shower Room having an enclosed shower cubicle with thermostatic shower. Part tiled walls.

Additional WC fitted with a low-level WC and pedestal wash hand basin.

Family Bathroom. A good-sized Bathroom fitted with a contemporary white suite with chrome fittings, providing a panelled 'jacuzzi' bath with central chrome mixer taps, separate enclosed shower cubicle with thermostatic shower, low level WC and pedestal wash hand basin. Wall mounted heated polished chrome towel rail. Tiled walls. Opaque uPVC double glazed window to the rear elevation.

Outside to the front there is ample driveway parking leading to the attached Garage.

Garage, having a double doors to the front and also having the recently installed high capacity Worcester Gas central heating boiler. To the rear the property enjoys a lovely enclosed garden with paved patio area leading onto the main area of lawn with established borders surrounding and garden pond to one corner.

A superb family home!

Approx Gross Floor Area = 1654 Sq. Feet  
(Excluding Garage) = 153.66 Sq. Metres

