



Derbyshire Road, Sale, M33
Asking Price of £425,000



Property Features

- Three Double Bedroom Town House
- Open-Plan Kitchen/Lounge/Diner
- Chain Free Sale
- Modernised to a High Standard
- Off-Road Parking and Garage
- Private Rear Garden
- Downstairs WC and Shower Room
- Close to Shops and Metrolink Station
- Within Catchment of Outstanding Schools
- Scope for Further Conversion

Full Description

A beautifully presented three-bedroom townhouse, featuring a versatile fourth bedroom or additional reception room. The property offers a spacious open-plan lounge, dining area, and modern kitchen, along with three well-proportioned bedrooms, a family bathroom, and a convenient downstairs shower room.

Further benefits include an integrated garage, off-road parking, and a private rear garden with uninterrupted views over playing fields. Large double-glazed windows throughout flood the home with natural light, creating a bright and welcoming atmosphere.

Ideally situated in a sought-after location, the property is close to local amenities and excellent transport links, including being within walking distance of the Metrolink. It also falls within the catchment area for Trafford's outstanding schools.



OPEN-PLAN KITCHEN/LOUNGE/DINER

26' 10" x 15' 3" (8.19m x 4.66m)

The impressive open-plan lounge, dining area, and kitchen is a key feature of this beautiful home, occupying the first floor. This impressive dual-aspect space, extending from front to back, benefits from huge horizontal uPVC double-glazed windows to the front and rear, and a high-level uPVC strip window to the side aspect flooding the room with natural light.

Additional features include luxury vinyl tile flooring, recessed spotlighting, a double-panel radiator, and television and internet points, creating a stylish yet practical living environment.

The contemporary kitchen is fitted with a range of matching base and wall units, complemented by wooden worktops. It includes a fridge, an integrated oven, electric hob with extractor hood above, and an integrated dishwasher. A recessed ceramic sink with mixer tap completes the space.

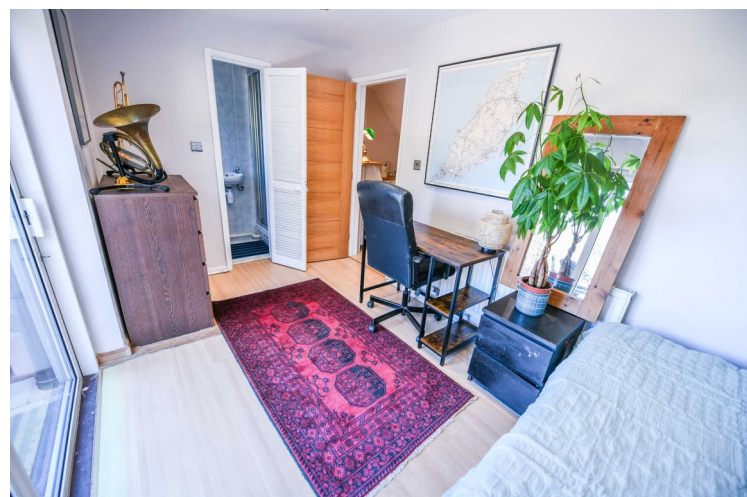
To the rear, the room enjoys stunning views over the private garden and open playing fields beyond, adding to the overall appeal.

RECEPTION ROOM/BEDROOM

7' 6" x 12' 4" (2.31m x 3.77m)

Located at the rear of the property on the ground floor, this versatile reception room is currently utilised as an occasional fourth bedroom. The space features vinyl flooring, recessed spotlighting, and a single-panel radiator.

Large uPVC sliding doors open directly onto the rear garden, allowing for plenty of natural light and creating a seamless indoor-outdoor connection. The room also benefits from convenient access to the downstairs shower room, enhancing its flexibility and practicality.



DOWNSTAIRS SHOWER ROOM

7' 6" x 2' 0" (2.29m x 0.61m)

The shower room is located on the ground floor to the rear of the property, serving as an en-suite to the versatile reception room/ occasional bedroom.

It is fitted with a low-level WC, a wall-mounted wash hand basin, and a shower cubicle with a glazed door and chrome thermostatic shower. The space is finished with tiled flooring and partially tiled walls, complemented by recessed spot lighting.

A uPVC double-glazed frosted window to the rear aspect provides natural light while maintaining privacy.



MASTER BEDROOM

14' 2" x 8' 7" (4.32m x 2.62m)

The master bedroom is situated on the second floor to the rear of the property. It benefits from a rear-aspect uPVC double-glazed window, enjoying pleasant views over the rear garden and open playing fields beyond.

Additional features include carpeted flooring, a pendant light fitting, and a single-panel radiator. The room also offers the convenience of built-in wardrobes, providing ample storage space.



SECOND BEDROOM

12' 11" x 9' 4" (3.95m x 2.85m)

Bedroom two is a generously proportioned double room, positioned on the second floor to the front of the property. The room benefits from dual-aspect uPVC double-glazed windows to the front and side, both fitted with roller blinds, allowing for plenty of natural light.

Further features include carpeted flooring, a pendant light fitting, and a single-panel radiator, creating a comfortable and well-presented space.



THIRD BEDROOM

8' 7" x 6' 1" (2.64m x 1.86m)

Bedroom three, the smallest of the bedrooms, is located on the second floor to the front of the property. It features a front-aspect uPVC double-glazed window fitted with a roller blind, allowing for natural light.

Additional features include carpeted flooring, a pendant light fitting, and a single-panel radiator, making it an ideal child's bedroom, home office, or guest room.

BATHROOM

10' 9" x 6' 1" (3.29m x 1.86m)

The stylish and contemporary family bathroom, located on the second floor, is fitted with a low-level WC, a wall-mounted wash hand basin with countertop, and a panelled bath with a thermostatic shower and glazed screen above.

The room is finished with vinyl tiled flooring, partially metro-tiled walls, and recessed spotlighting, creating a clean and modern aesthetic. A wall-mounted chrome heated towel rail adds both comfort and practicality.

A rear-aspect uPVC double-glazed frosted window, fitted with a roller blind, provides natural light while maintaining privacy.



GARAGE

16' 6" x 8' 7" (5.05m x 2.64m)

The integrated garage can be accessed externally from the front garden via wooden double doors, as well as internally from the entrance hall.

Currently utilised as a practical storage space, the garage is fitted with lighting and power, and also doubles as a utility area with space for a fridge freezer and plumbing for a washing machine and tumble dryer.



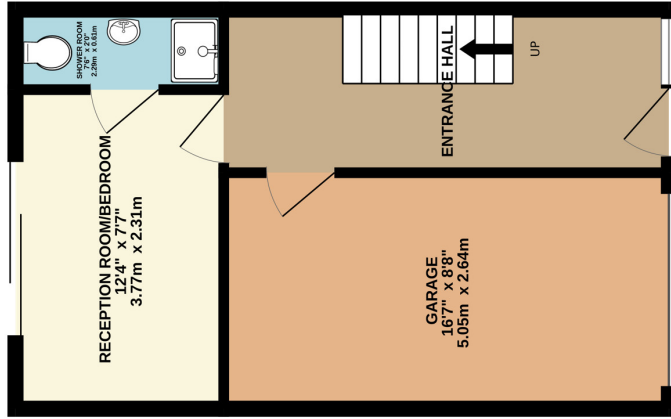
EXTERNAL

The property is set back from Derbyshire Road and features a front garden comprising a small lawned area and a planted section with mature hedging, along with off-road parking.

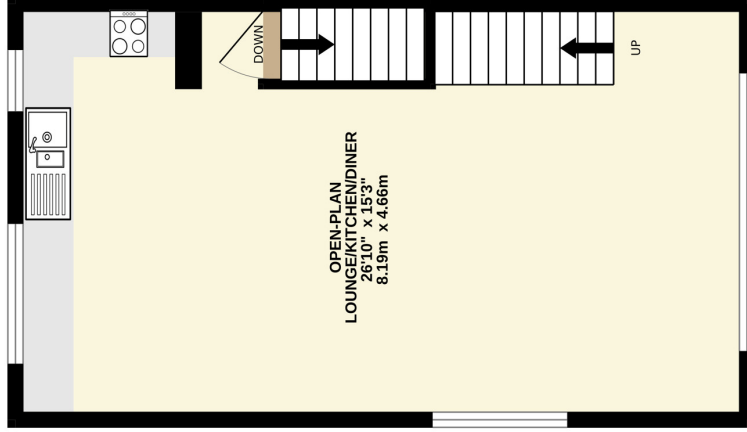
The property also benefits from side access leading to the rear garden, providing convenient space for bin storage.

To the rear is a private garden, which backs onto open playing fields, offering uninterrupted views while remaining unoverlooked. The garden is mainly paved for ease of maintenance and is enclosed on three sides by timber fencing, with flower beds bordering the sides and rear, adding colour and interest to the outdoor space.

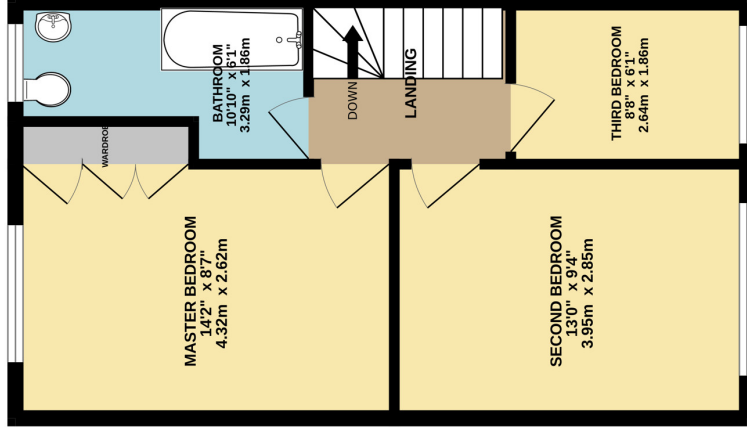
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



FIRST FLOOR
407 sq.ft. (37.6 sq.m.) approx.

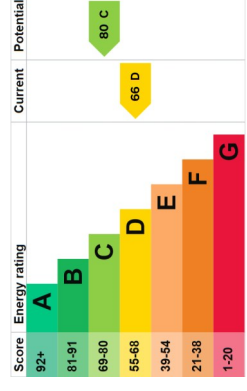


SECOND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Common Questions

- 1. When was this property built?** The owner advised this house was constructed in circa 1970.
- 2. When did the current owners purchase this house?** The current owners purchased this house in 2020.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are lovely owner-occupier couples on both sides who are helpful and kind.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location, full-fibre broadband is available.
- 6. Has any work been carried out at this property?** The property has been fully modernised, including a new family bathroom, the creation of an open-plan living space with a new kitchen, rewiring, plastering, and cosmetic changes throughout.
- 7. Which are the current owner's favourite aspects of this property?** The current owners have advised they particularly enjoy the light, airy, and bright feel of the property, the green and spacious feel outside, and the leafy, green road, especially when the blossom trees are in bloom. The owners have also enjoyed the convenient location with three lovely parks within a short walk of the property.
- 8. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler serviced in March 2025, and the electrics were rewired in 2021.
- 9. How much is the council tax at this property?** The property is in Trafford Council and is a band D, which is currently £2,289.79 per annum.
- 10. Is there access to the loft space, and has it been boarded for storage?** Yes, there is a loft hatch in the second-floor landing, and the loft is boarded for storage.
- 11. Will there be a connected transaction to this sale?** No, the property will be offered chain-free.