



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2024  
**TOP 500**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

DERBY ROAD  
SALE

OFFERS OVER

£290,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Derby Road, Sale, M33 5PR

**\*\*VIDEO TOUR\*\* - \*\*EXCELLENT PRESENTATION\*\* - VITALSPACE**

ESTATE AGENTS are pleased to offer for sale this unmissable opportunity to purchase this highly attractive and beautifully presented two double bedroom mid-terrace situated in the heart of Ashton-on-Mersey village. Updated by our clients to an incredibly high standards of presentation, this attractive property briefly comprises: a good sized living room with a feature cast iron fireplace, bespoke alcove cupboards and laminate wood effect flooring alongside a generously sized dining kitchen. To the first floor there are two bedrooms, the master being particularly well proportioned spanning the full width of the property and a tiled bathroom fitted with a three piece suite including a shower over bath combination.

Externally, to the rear of the property, there is a fenced courtyard garden which is ideal for dining or entertaining during the summer months. Situated in a privileged location just steps away from all the amenities of Ashton-on-Mersey Village which includes many independent shops and restaurants in addition to the larger chains such as the Co-Op and Tesco. Please note there is a permit parking scheme in place on Derby Road to ensure ample parking is available for residents. We expect the property to be popular and thus encourage an interested applicant to contact VitalSpace Estate Agents to arrange an internal inspection.





## Ground Floor



## First Floor



## Features

- Two double bedrooms
- Mid period terrace
- Stunning presentation
- Ashton-On-Mersey Village
- Gas central heating
- uPVC double glazing
- Open plan dining kitchen
- Ideal first purchase
- Landscaped rear garden
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 12 years

When was the roof last replaced? New roof in 2022 / 2023

How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? Unknown

Which way does the garden face? North West facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Relocate

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.