



DERBYSHIRE LANE
STRETFORD

£460,000



5 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



Derbyshire Lane, Stretford, M32 8BJ

****LARGE REAR GARDEN** - **ARRANGED OVER THREE FLOORS**** - An attractive FIVE BEDROOM period bay fronted mid terrace property situated in a highly sought after area of Stretford. Located just off Chester Road and within walking distance to Victoria Park Primary School, Stretford Town centre and Victoria park with its open space and children's play area on the doorstep. This thoughtfully designed and spacious home features an entrance hallway which leads into a bay fronted living room with a beautiful period fireplaces and original period cornicing. A second reception room can be found in the form of a dining room with double uPVC doors providing access out into the rear garden. A generously sized breakfast kitchen forms the hub of this period home fitted with a host of base units with a central island complimented by granite worksurfaces and underfloor heating. The ground floor also includes access into a practical cellar, currently used as a games room and office by our clients with a smaller cellar room ideal for storage. The first floor offers a landing that leads to two generously sized double bedrooms and a luxury four piece family bathroom, complete free standing bath and a bespoke shower area. Stairs rise to the second floor where three further double bedroom can be found alongside eave storage adding further practicality to this exceptional family home. Externally, to the front of the property, off road parking can be found in the form of a paved driveway. To the rear, a landscaped rear garden creates a perfect space for outside entertaining with a large paved patio area perfect for outdoor seating, a brick built BBQ with a granite worksurface, a shaped lawned garden with a variety of mature plants and bushes enclosed by timber fenced boundaries. This property benefits from beautiful fireplaces, original period features and is warmed by a gas fired central heating system, uPVC double glazed windows and an outside WC and storage building. Located on one of the area's most sought-after residential roads, within walking distance of local amenities, the Metro-link station on Edge Lane, Stretford Grammar, Victoria Park Infants and St Annes School are all nearby as well as the Bridgewater canal. An early inspection is highly recommended to appreciate the size and condition of this highly desirable family home.







Features

- Five double bedrooms
- Period mid terrace
- Arranged over three floors
- Original period features
- Stunning breakfast kitchen
- Useful cellars
- Ideal family home
- Gas central heating
- Convenient for amenities
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 18 years

Tenure: Leasehold - £6.00 per annum ground rent

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

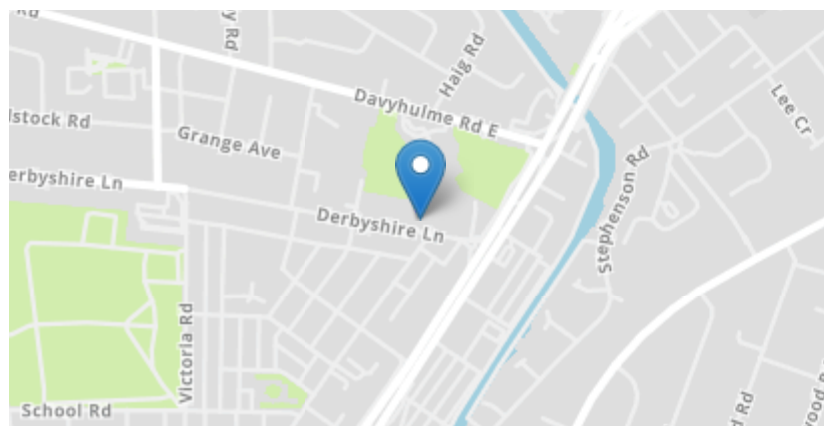
When was the property last rewired? Yes - within the last 15 years

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? kitchen extension, 2015, top floor remodelling 2013

Reasons for sale of property? Downsize

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