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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, head east on School Rd/B5166 towards Hayfield St. Continue to follow B5166 Turn left onto Sibson Rd/B5166 and continue to follow B5166. Turn right onto School Rd/B5166 and turn right onto Derbyshire Rd. Turn left onto Derby Ct and the property will be on the left



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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.



INDEPENDENT ESTATE AGENTS

43 Derbyshire Road Sale, Cheshire, M33 3FJ



A GORGEOUS, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO DBL BEDROOMED DULEX APARTMENT POSITIONED OVER THE GROUND AND LOWER GROUND FLOORS WITHIN THIS IMPRESSIVE PERIOD PROPERTY. BEAUTIFUL INTERIOR. IDEAL LOCATION PERFECT FOR TOWN CENTRE, SCHOOLS AND METROLINK.

Spacious Hallway. Large Lounge. Re fitted Kitchen. Two Dbl Bedrooms. Shower Room. Resident Parking.

CONTACT SALE 0161 973 6688

£315,000

in detail



A Gorgeous, comprehensively upgraded and improved, Two Double Bedroomed, Duplex Apartment located within this beautiful Period Property and offers around 1200 sqft of Accommodation.

The Apartment is positioned over the Ground and Lower Ground Floor and has its own private front door as well as access from the main building.

Internally, the property has neutral redecoration, modern Kitchen and Bathroom fittings and lovely period features such as sash windows, Plantation shutters and tall coved ceilings.

The location is ideal, just off Derbyshire Road, being a short distance to the Metrolink, Schools, Town Centre and all its facilities.

In addition to the Accommodation, there is Resident Parking to the front and established Communal Garden Areas.

An internal viewing will reveal:

Private side Entrance for Apartment 9 as well as access through the Communal Entrance Hall.

Entrance Hall having a panelled front door. Spindled staircase leads down to the lower ground floor. Doors open to the Lounge, Kitchen, Shower Room and useful storage cupboard.

Lounge. A wonderful, large reception room, having three sash windows to the front elevation with attractive Plantation Shutters. Beautiful; fireplace feature to the chimney breast. Tall coved ceiling. Stripped wooden floors. Picture rail surround.

A stylish Kitchen re-fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset sink unit and mixer tap. Built in Double Oven with microwave above. Integrated fridge freezer and dishwasher. Window to the rear elevation overlooking the Communal Gardens. Inset spotlights to the ceiling, Tiled floor.

Shower Room. Fitted with contemporary white suite with chrome fittings comprising of: Double width shower enclosure with thermostatic shower. Vanity sink unit. WC.

Lower Ground Floor Hallway. Having a useful space perfect as a home office. There are then doors opening to the Bedrooms and useful storage cupboard.

Bedroom One. A superb, large Double Bedroom having a three uPVC double glazed windows to the front with attractive Plantation shutters.

Bedroom Two. Another good-sized Double Bedroom having uPVC double glazed windows to the front and side elevations both with attractive Plantation shutters.

There is Resident Parking in front of the property.

The building is surrounded by established, well-kept Communal Garden Areas.

A wonderful apartment that feels like house!



Approx Gross Floor Area = 1187 Sq. Feet
= 110.03 Sq. Metres

