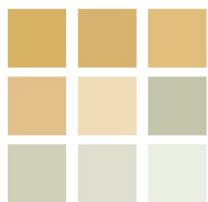




pearson
ferrier®



7 DERBY ROAD
Manchester, M45 6TW
£360,000

7 DERBY ROAD

Property at a glance

- BAY FRONTED TERRACE
- STUNNING INTERIOR
- THREE BEDROOMS
- STUNING KITCHEN/DINER WITH BI-FOLD DOORS
- CONVERTED CELLAR
- SPACIOUS REAR GARDEN

Immaculately presented three bedroom bay fronted semi-detached property with converted cellar located just off Bury Old Road in Whitefield. The property really must be viewed to appreciate the spacious accommodation on offer and the quality of the fixtures and fittings installed. The location offer excellent access and transport links to Manchester city centre with local shops, schools and Heaton Park being close by and junction 17 M60 ring road being only a short drive. In brief the property comprises of: Entrance hall, lounge with bay window spacious kitchen/diner with bi-fold doors onto the rear garden, converted cellar which has a utility room, gym/play room and storage room. To the first floor are three good sized fitted bedrooms and contemporary bathroom with double bath. The property benefits from low maintenance garden to the front & rear and is ideal for a growing family.

Tenure -Leasehold
Ground Rent - £3 per year
EPC - tbc
Council Tax Band - C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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