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7 DERBY ROAD
Manchester, M45 6TW
Offers In The Region Of £390,000

7 DERBY ROAD

Property at a glance

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.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(B2 plus) A		
(81-91) B			(B1-91) B		
(69-80) C			(B0-60) C		
(55-68) D			(D0-55) D		
(39-54) E			(E0-39) E		
(21-38) F			(F0-21) F		
(1-20) G			(G0-1) 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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