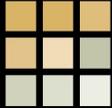




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Manchester, M45 6TN
Offers Over £190,000

26 DERBY ROAD

Property at a glance

This extended three bedroom semi detached property would make a great development project or a great opportunity for an owner occupier to put their own stamp on a property. Located on a quiet residential road a few minutes walk from both the Metrolink and Heaton Park it also offers easy access to junction 17 of the M60.

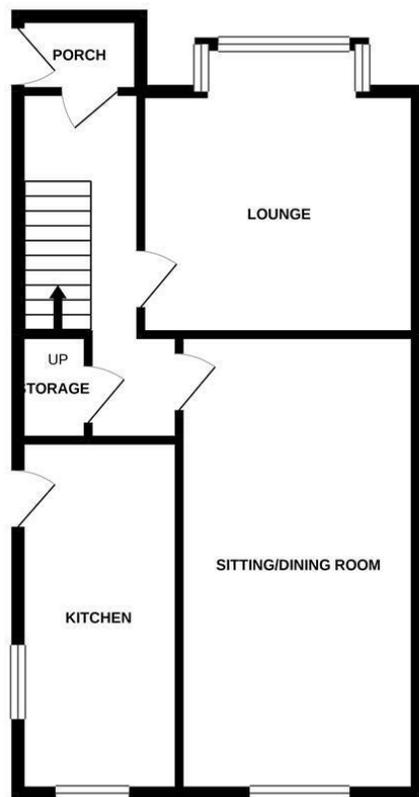
The accommodation on offer comprises briefly a large porch, entrance hallway, lounge with bay window, extended dining room, completing the ground floor is a kitchen to the rear. To the first floor are three well proportioned bedrooms and a family bathroom.

The property is available with no onward chain.

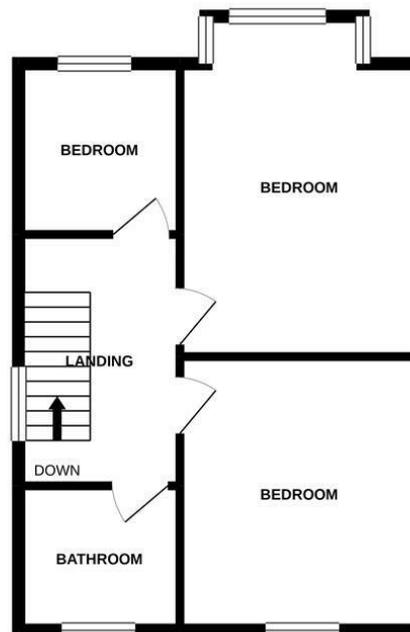




GROUND FLOOR
54.6 sq.m. (587 sq.ft.) approx.



1ST FLOOR
43.0 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA: 97.5 sq.m. (1050 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	(82 plus) A						
(81-91) B	(71-81) B						
(69-80) C	(59-70) C						
(55-68) D	(49-58) D						
(39-54) E	(39-48) 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	England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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