



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**99 DERBYSHIRE ROAD SOUTH, M33 3JJ**  
**£425,000**



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1



2



## DESCRIPTION

**\*\*ALL POTENTIAL BUYERS SHOULD BE AWARE THAT THIS PROPERTY IS IN NEED OF COMPLETE MODERNISATION THEREFORE WE RECOMMEND CONDUCTING ANY DUE DILIGENCE PRIOR TO SUBMITTING AN OFFER\*\***

A rare opportunity to acquire this handsome 1930's detached residence that occupies a substantial corner garden plot which provides ample extension potential. This would be the perfect property for those who are looking to put their own stamp on something that has huge scope for development.

The property forms part of a popular location that puts it within easy reach of Sale Town Centre and close to the outstanding local schools Trafford is renowned for including Sale Grammar School.

In brief the accommodation comprises: Entrance porch, entrance hallway, through lounge/dining room, kitchen and a morning room all to the ground floor. To the first floor there are three bedrooms, a bathroom and a separate WC. Externally there are large gardens to the rear, side and front of the property. Additionally there is a driveway to the front and a further driveway accessed via Dixon Close which provides access to the detached single garage.

Freehold. NO ONWARD CHAIN.

## KEY FEATURES

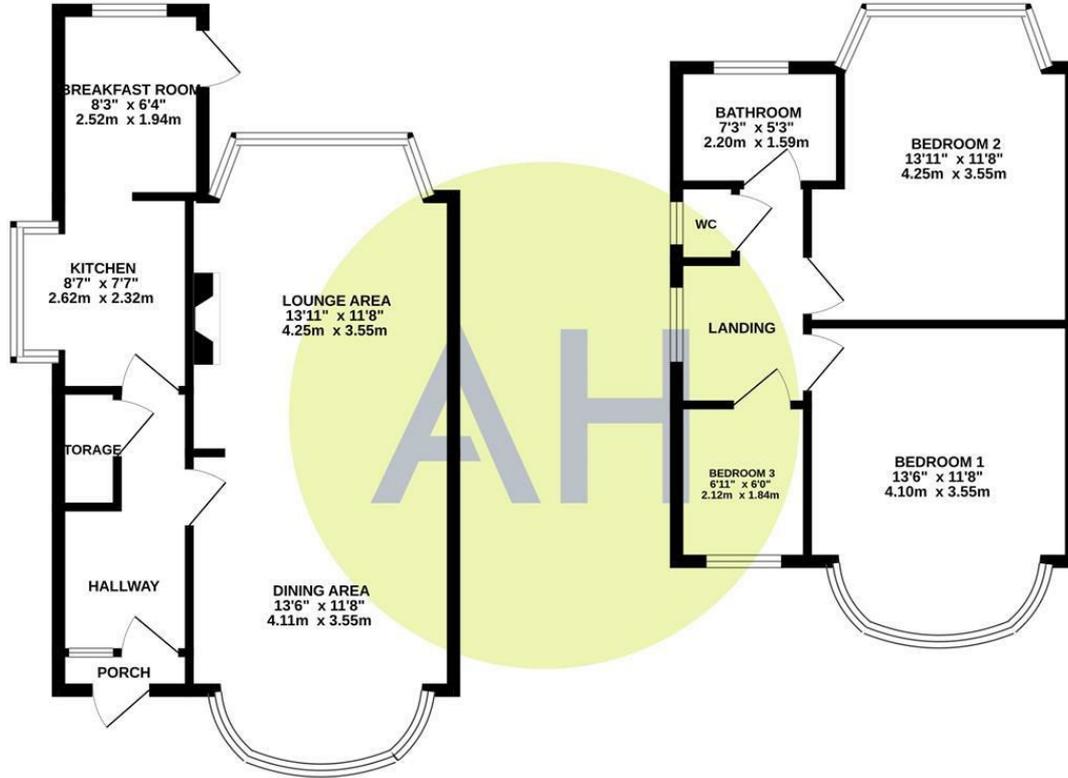
- Three bedroom detached
- Huge development potential
- Excellent schools nearby
- Two driveways
- In need of updating throughout
- Close to Sale Town Centre
- Freehold
- No onward chain





**GROUND FLOOR**  
489 sq.ft. (45.5 sq.m.) approx.

**1ST FLOOR**  
430 sq.ft. (39.9 sq.m.) approx.



**TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) 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.  
Made with Metropix 6/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## ASHWORTH HOLME

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