

91 Derbyshire Lane, Stretford, Trafford, M32 8BN



**JP&Brimelow**  
ESTATE AGENTS



5 2 2 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and extended, FIVE BEDROOM, semi-detached, bay fronted property. This period property is located in a prime location, off Chester Road in Stretford.

Situated within walking distance to Stretford mall and local amenities, fantastic primary schools and Victoria park with its open space and children's play area. Close by to Stretford Metrolink station on Edge Lane offering direct access into Manchester city centre and Altrincham.

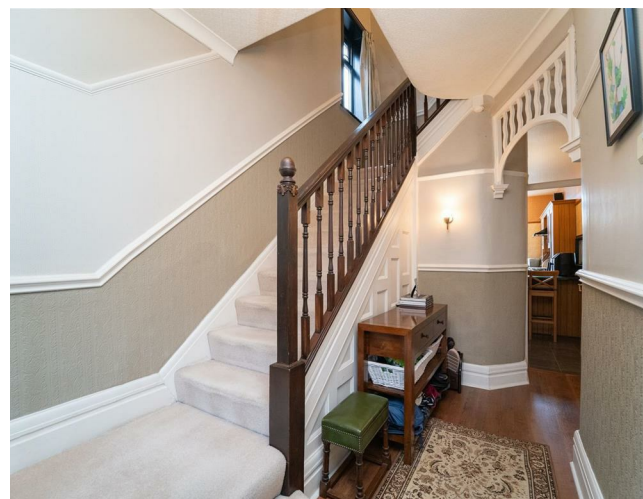
In brief this well-planned property consists of; an entrance hall, a good sized lounge to the front aspect complete with bay window and exposed brick feature wall, a dining area which leads through to a conservatory which has views and access out into the rear garden, there is a fitted kitchen which has access down into the useful chamber caller and out into the rear garden.

Stairs leading to the first floor landing reveal three double bedrooms, an additional bedroom and a white three piece family bathroom.

To the second floor you will find the large principal bedroom benefitting from a three-piece en-suite shower room. Completing this delightful home.

The property benefits from gas fired central heating, an alarm system, high ceilings throughout, ceiling coving and picture rails, and a rear enclosed garden.

£525,000





## EPC Chart

| 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>                            | <b>70</b>                                                                                                   | <b>79</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  |           |



Tenure: Leasehold Council Tax Band: D



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