



20 Devonshire Court, 7 Derbyshire Road South, Sale, Cheshire, M33 3YN

Welcome to this delightful first-floor apartment located in the sought-after Devonshire Court on Derbyshire Road South, Sale. This light and spacious flat offers a contemporary living experience that is perfect for modern lifestyles.

As you enter, you are greeted by an open-plan living and dining area that creates a warm and inviting atmosphere, ideal for both relaxation and entertaining. The space is designed to maximise natural light, making it feel even more expansive. The apartment features two generously sized double bedrooms, providing ample space for rest and privacy. The master bedroom benefits from an en suite bathroom, ensuring convenience and comfort.

In addition to the en suite, the property boasts a modern family bathroom, equipped with stylish fixtures and fittings, catering to all your needs. The thoughtful layout of this apartment ensures that every inch is utilised effectively, making it a perfect choice for individuals or small families.

For those who value convenience, the property includes underground private parking, offering secure and easy access to your vehicle.

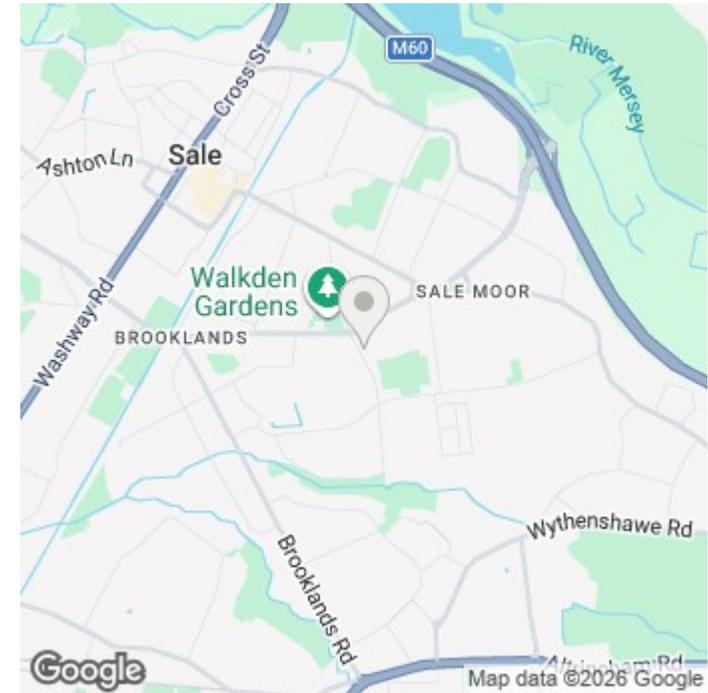
Overall, this apartment at Devonshire Court presents an excellent opportunity for anyone looking to enjoy a modern lifestyle in a vibrant community. With its prime location, spacious interiors, and contemporary amenities, it is a property not to be missed.

£265,000

Viewing arrangements

Viewing strictly by appointment through the agent

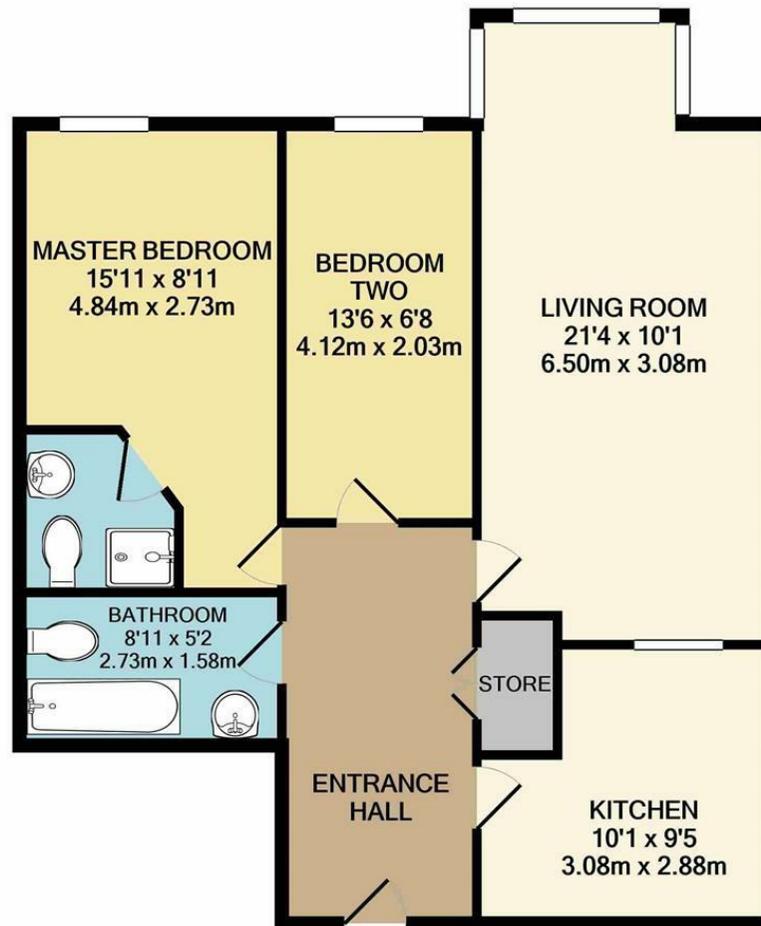
95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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