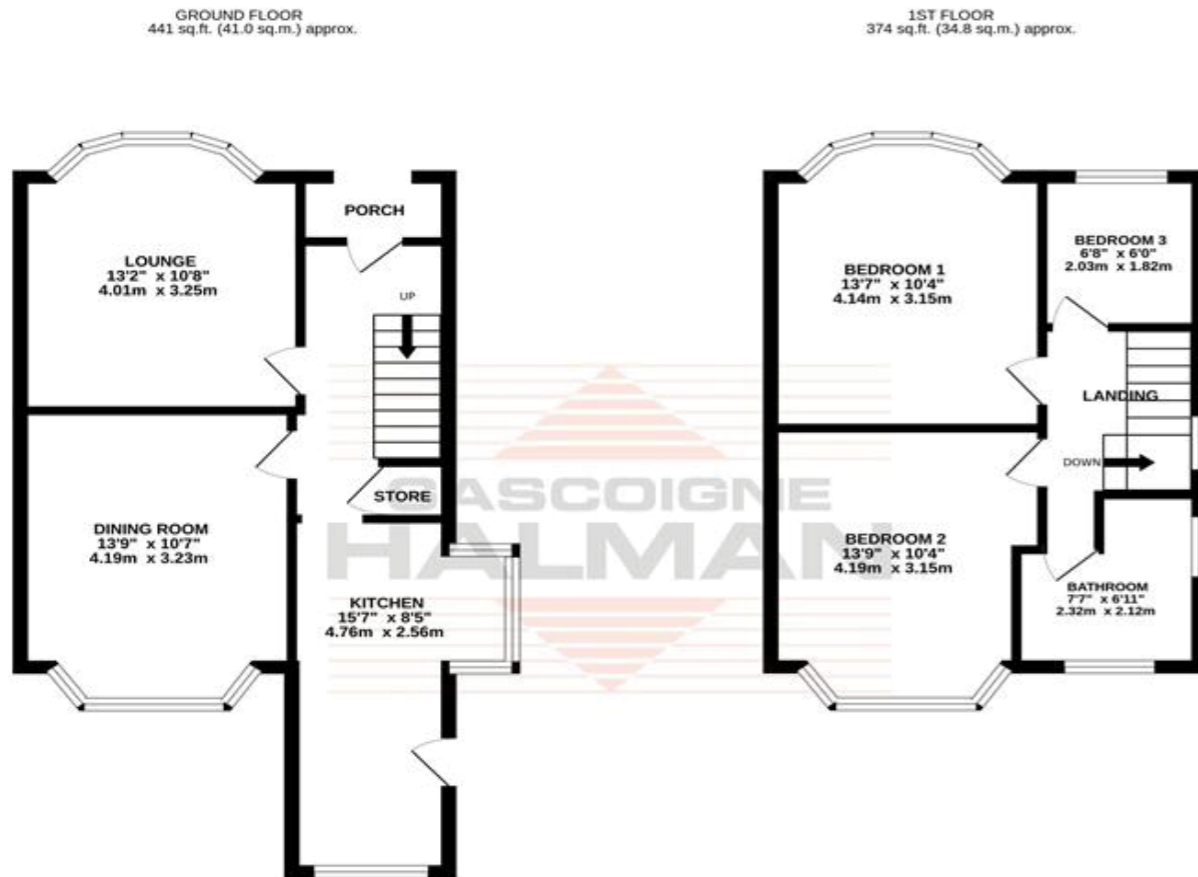
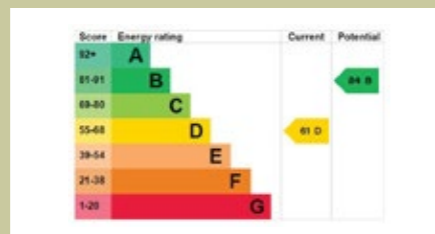


96 NORRIS ROAD
 Sale
OFFERS OVER
£400,000



TOTAL FLOOR AREA: 815 sq.ft. (75.8 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.
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NOTICE
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THE AREAS LEADING ESTATE AGENCY

This fantastic three bedroom semi detached residence is set within a much sought after location just a short walking distance from local amenities. The property benefits from an attractive rear garden, wonderful family living accommodation throughout and ample off road parking for several cars.

Sale
 96, School Road, SALE M33 7XB
 0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

- Traditional Semi Detached Family Home
- Popular Location Close To Brooklands Primary School & Metrolink
- Walking Distance To Local Amenities

- Three Bedrooms & Family Bathroom
- Off Road Parking & Enclosed Rear Garden
- Positioned In A Highly Desirable, Residential Location

**OFFERS OVER
£400,000**

96 NORRIS ROAD

Sale



DESCRIPTION

This traditional three bedroom semi detached property offers spacious accommodation throughout, a beautiful rear garden and off road parking. Located within walking distance of Brooklands Metrolink, the catchment area of Brooklands Primary School and other amenities, this property would be ideal for a wide range of prospective buyers. The property comprises of an entrance hall, spacious lounge and separate dining room, useful understairs storage space and a modern kitchen/breakfast room.

The first floor accommodation reveals three bedrooms and a contemporary family bathroom.

Externally there is a spacious and well maintained garden with a mix of raised decking & lawned area as well as a driveway providing ample off-road parking.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav purposes: M33 3QS

TENURE

Freehold - Subject to verification by solicitors

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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