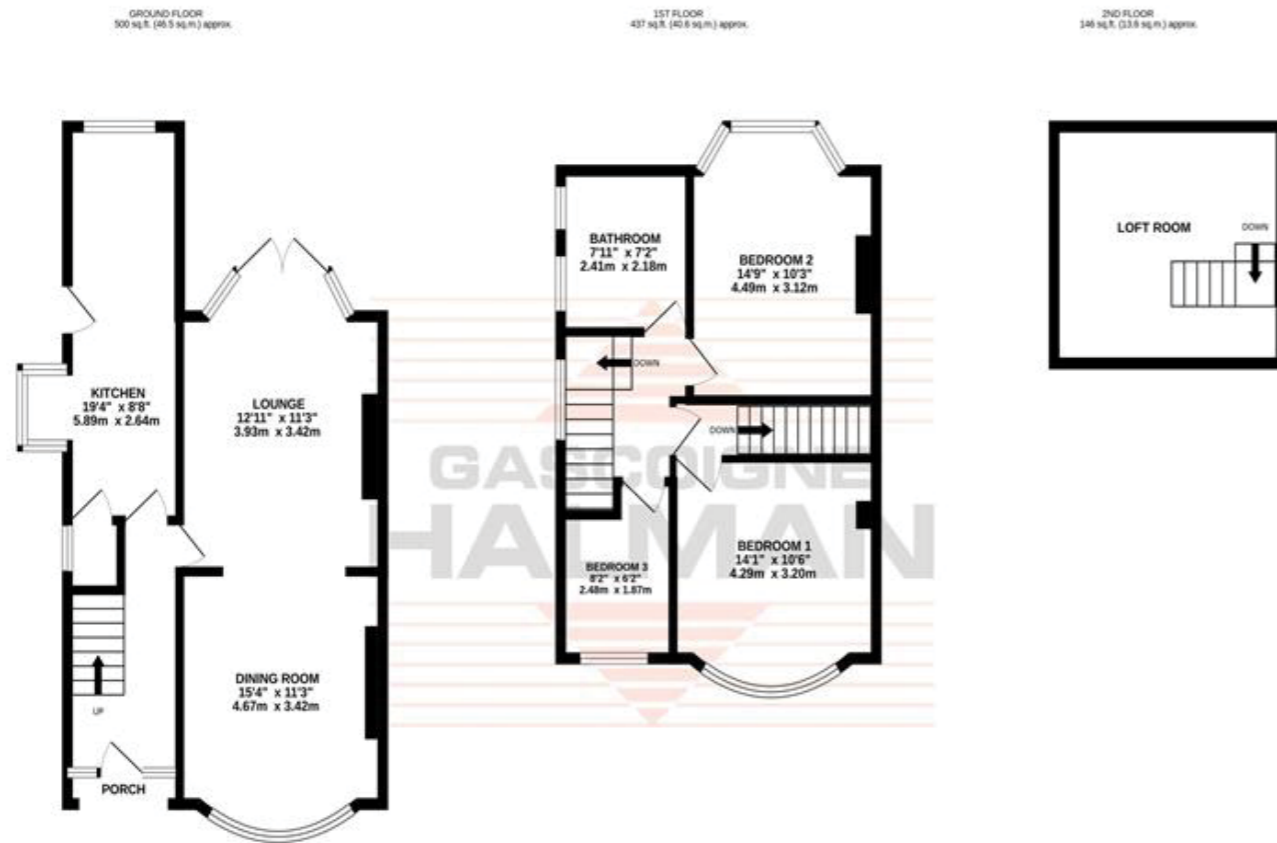


281 NORRIS ROAD

Sale

£425,000



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 ©2024



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This traditional bay fronted 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, spacious modern family living accommodation throughout and off road parking. Certain to appeal to a variety of buyers.

- Traditional Bay Fronted Semi Detached Residence
- Three Well Proportioned Bedrooms & Family Bathroom
- Open Plan Lounge/Dining Room

- Walking Distance To Local Amenities
- Popular Location Close To Brooklands Primary School & Metrolink
- Off Road Parking & Enclosed Rear Garden

£425,000

281 NORRIS ROAD

Sale



DESCRIPTION

This traditional three bedroom semi detached property offers spacious accommodation throughout. Located within walking distance of Brooklands Primary School, local commuter routes and other amenities, this property would be ideal for a wide range of prospective buyers. The property comprises of an entrance hall branching off to a open plan lounge/dining room with double doors leading onto the rear decking and a modern kitchen/breakfast room with useful understairs storage space. The first floor accommodation reveals three bedrooms and a contemporary three piece family bathroom.

A second floor loft room with a multitude of uses completes this beautiful property. 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 2UN

TENURE

Freehold - Subject to verification by Solicitor.

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



gascoignealman.co.uk

GASCOIGNE HALMAN