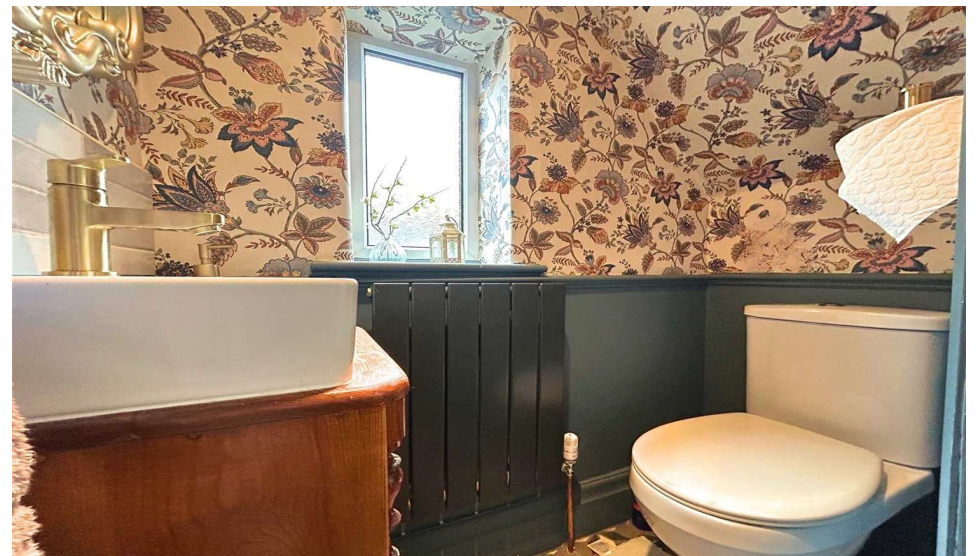




**GASCOIGNE
HALMAN**

Norris Road, Sale
£585,000

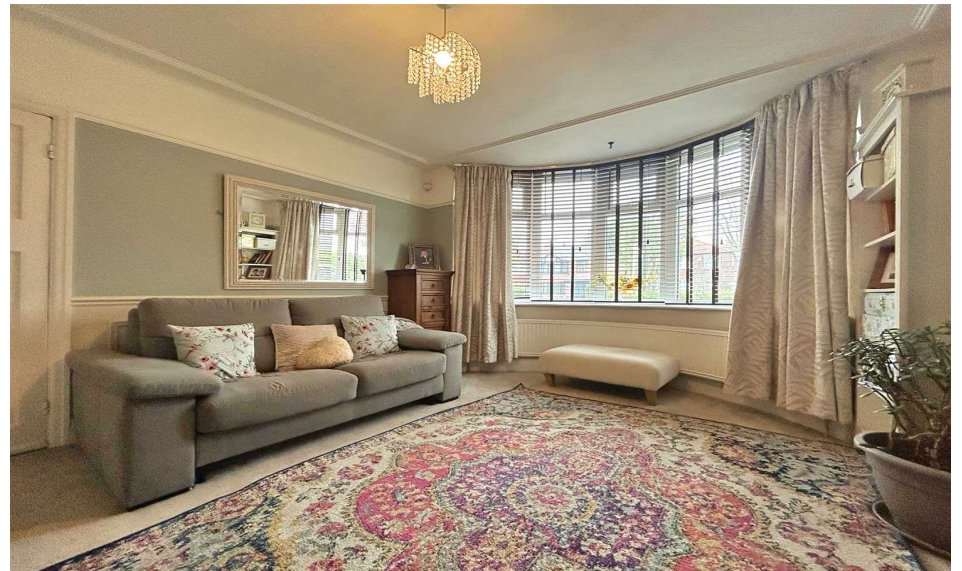
THE AREA'S LEADING ESTATE AGENCY



This stunning three bedroom detached family home has been elegantly extended and re-modelled throughout revealing a tasteful high specification finish. With family accommodation in excess of 1300 sq/ft, this beautiful family home is certain to appeal to a variety of buyers. No Chain.

Property details

- Traditional Bay Fronted Detached Family Home
- Three Generous Bedrooms & Family Bathroom
- Stunning Open Plan Kitchen/Family Room
- Close to Brooklands Primary & Sale Grammar
- Off Road Parking & Low Maintenance Rear Garden
- No Chain



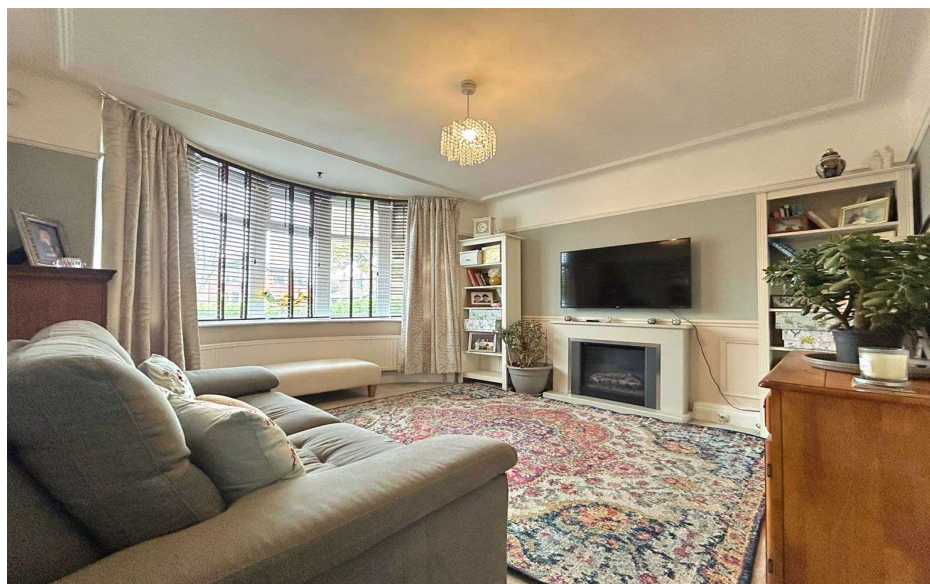
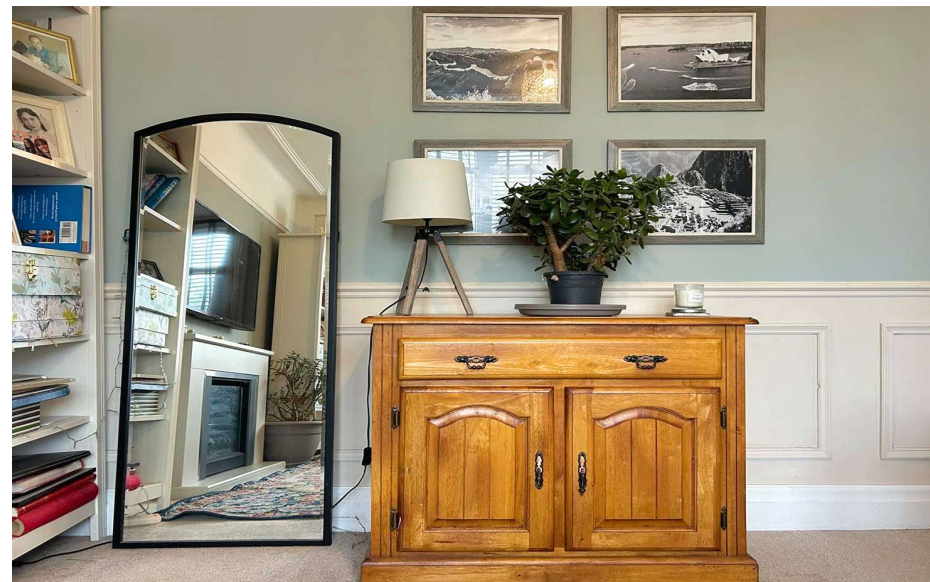
About this property

A superb 1930's detached family home set in a prime location, close to excellent transport links and within catchment for sought-after local schools including Brooklands Primary, Sale Grammar, and Sale High School.

An entrance porch leads to an inviting hallway which in turn opens onto a beautifully presented lounge with feature fireplace. A spacious open-plan kitchen/family/dining room that is truly remarkable, equipped with a central island, Velux sky lights, quartz countertops, two ovens, an induction hob, and a built-in dishwasher. The ground floor is completed by a separate utility room and a downstairs WC.

On the first floor, there are three generously sized bedrooms and a contemporary family bathroom that includes a corner shower.

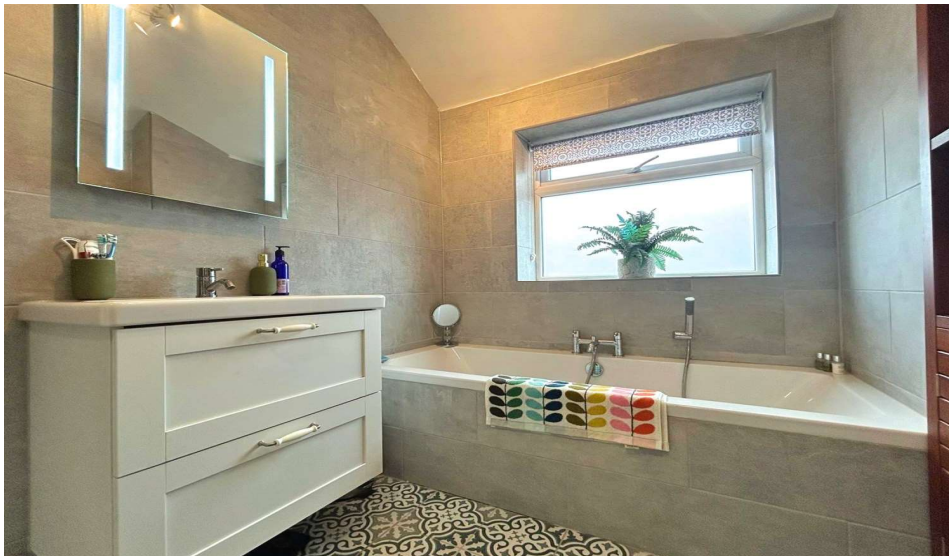
Outside, the rear garden is predominantly laid to lawn with an initial patio seating area, while the front of the property boasts a tarmac driveway that offers ample off-road parking.













DIRECTIONS

M33 3QS

COUNCIL TAX BAND

E

TENURE

Leasehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

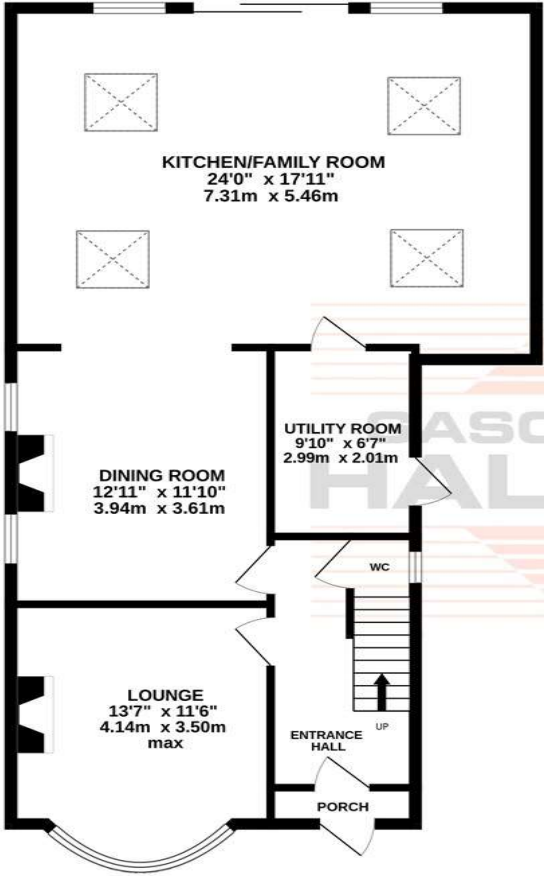
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

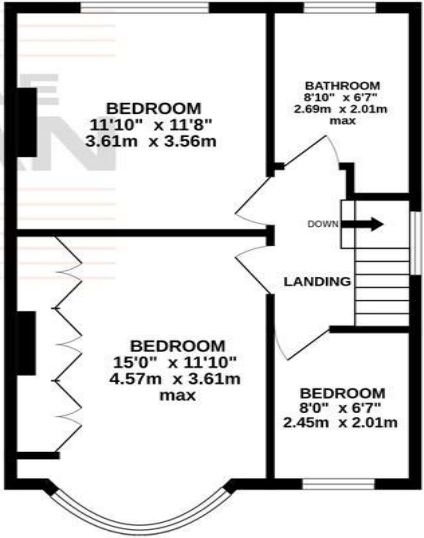
No

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.

GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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THE AREA'S LEADING ESTATE AGENCY

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