



54 NORRIS ROAD SALE M33 3QR

*** AVAILABLE DECEMBER *** BROOKLANDS PRIMARY SCHOOL CATCHMENT *** SPACIOUS THREE BED SEMI-DETACHED *** Jordan Fishwick are pleased to bring to the rental market an immaculately presented, three bedroom semi detached property. This spacious bay fronted home comprises in brief; porch, entrance hall, spacious lounge with bay window, second reception room again benefiting from a bay window, overlooking the rear garden ,the property has a separate dining room, leading through to a galley style kitchen, with appliances. To the first floor there are two generous double bedrooms and a third larger than average single bedroom, clean and light bathroom with shower over bath and separate WC, ideal for busy family life. Externally the property boasts well presented gardens to both front and rear, detached garage and driveway providing ample off road parking. The property is situated on popular Norris Road, close to local shops and amenities and is also Zoned for Brooklands Primary school. Offered on a semi furnished basis,, CALL NOW TO VIEW BEFORE ITS TOO LATE!!! 0161-976-5080



- SEMI DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE
- SCHOOL CATCHMENT
- COUNCIL TAX BAND C
- EPC RATING D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	59