



ASHWORTH HOLME
Sales · Lettings · Property Management



441 NORRIS ROAD, M33 2RF
£190,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH GARDENS TO BOTH THE FRONT AND REAR, ITS OWN PRIVATE ENTRANCE IN ADDITION TO A USEFUL BRICK BUILT STORE.

This immaculate property is perfect for those who are looking for a home that be immediately enjoyed without the significant cost and inconvenience of renovation works.

Benefits include a modern breakfast kitchen, stunning shower room, GARDENS TO FRONT & REAR, spacious lounge/dining room and a useful brick built store located in the rear garden area.

Warmed by gas central heating courtesy of a modern combination boiler and double glazing throughout.

In brief the accommodation comprises: private entrance hallway, lounge/dining room, dining kitchen with storage/airing cupboard housing the combination boiler, master bedroom with storage cupboard, second double bedroom and a stunning shower room. Externally to the rear there is a brick built store and good sized garden which is mainly laid to lawn. To the front there are further gardens.

Viewings are highly recommended in order to fully appreciate the accommodation on offer.

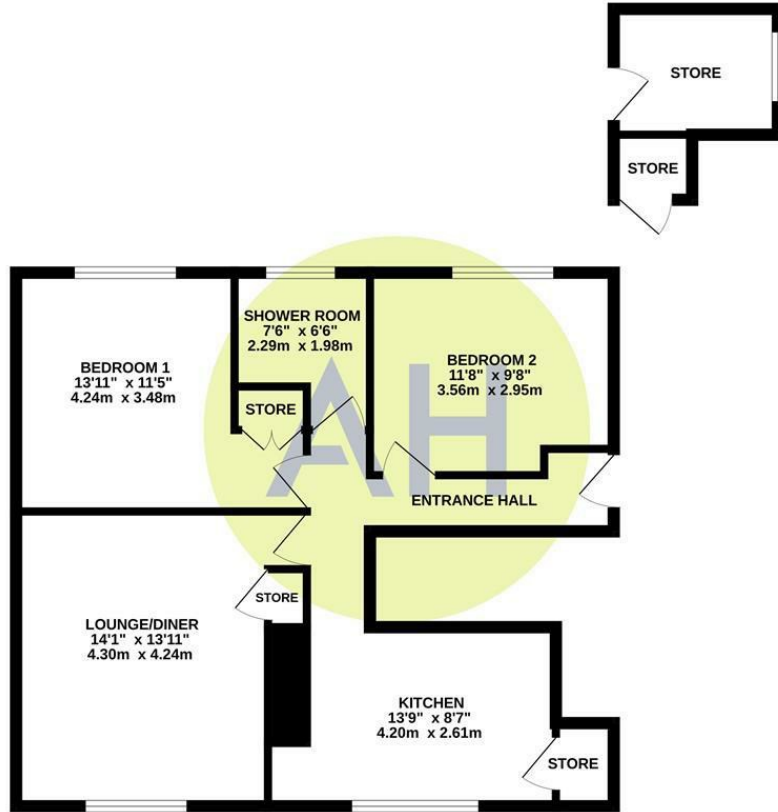
KEY FEATURES

- Two double bedroom ground floor apartment
- Gardens to both front & rear
- Modern gas central heating & double glazing
- Ample storage throughout
- Presented to an excellent standard
- Brick built storage shed
- Stunning shower room
- Attractive breakfast kitchen





GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		75
		64	

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



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