



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**420 NORRIS ROAD, M33 2RE**  
**£285,000**



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## DESCRIPTION

A CHARACTERFUL TWO DOUBLE BEDROOM PERIOD MID-TERRACE WITH OFF-ROAD PARKING, HIGH CEILINGS, PERIOD FEATURES, AND A PRIME LOCATION CLOSE TO SALE MOOR VILLAGE.

Ideally positioned within walking distance of the Metrolink, excellent local schools, and the M60 motorway network, this attractive period home also enjoys easy access to the shops and amenities of Sale Moor Village.

The property has been well maintained but offers scope for cosmetic updating, allowing a buyer to personalise to their taste. The accommodation comprises: entrance hallway, bay-fronted lounge, separate dining room, and a fitted kitchen with access to the rear courtyard.

To the first floor are two spacious double bedrooms and a generous family bathroom. Externally, there is a pleasant courtyard garden to the rear with a useful store, while the front offers a flagged driveway providing valuable off-road parking.

Further benefits include gas central heating, double glazing throughout, and NO ONWARD CHAIN.

## KEY FEATURES

- Two well-proportioned double bedrooms
- High ceilings and period features throughout
- Private rear courtyard with brick-built store
- Scope to add value
- Off-road parking to the front
- Spacious bay-fronted lounge and dining room
- Prime location near Metrolink & M60
- No onward chain



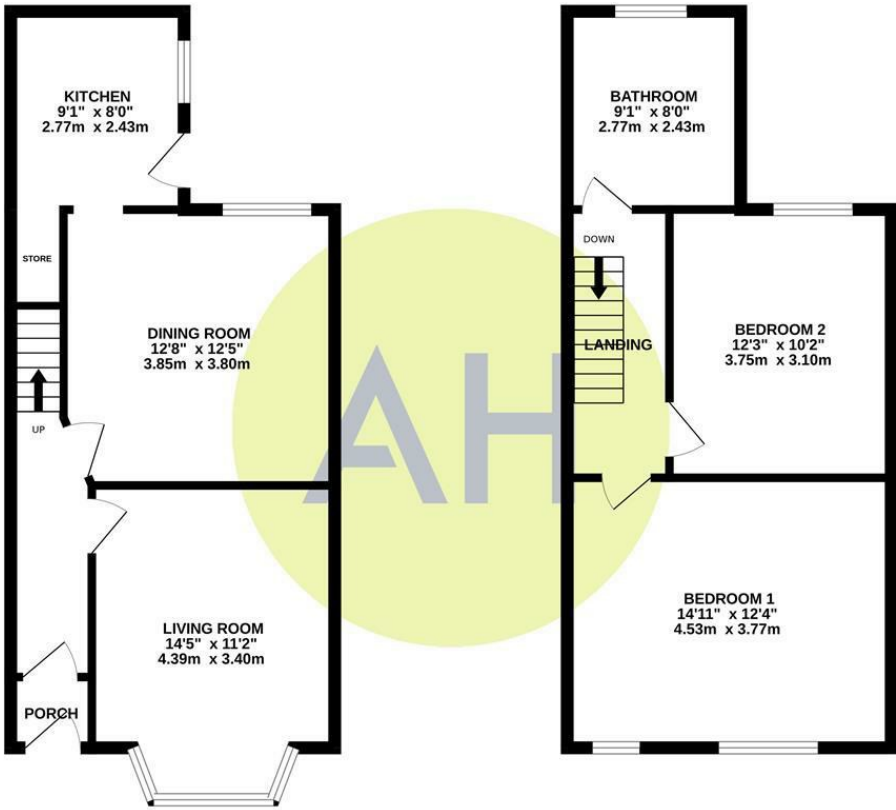






GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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