



ASHWORTH HOLME
Sales · Lettings · Property Management



279 NORRIS ROAD, M33 2UN
£365,000



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DESCRIPTION

A TRADITIONAL 1930S BAY-FRONTED THREE-BEDROOM SEMI-DETACHED HOME, OCCUPYING A GENEROUS CORNER PLOT WITHIN EASY WALKING DISTANCE OF SALE MOOR VILLAGE.

Competitively priced, this charming home offers a modern and recently installed kitchen, a spacious through lounge/dining room, a detached single garage, ample off-road parking, double glazing, and gas central heating throughout.

Situated in a popular and highly convenient location, the property falls within the catchment area for several of the excellent local schools for which Trafford is renowned, including Lime Tree Primary, Temple Moor Infant School, Worthington Primary, Sale High School, and Sale Grammar School.

The many amenities of Sale Moor Village are just a short stroll away, including independent shops, coffee shops, pubs, and national chains. Junction 6 of the M60 is within easy reach, and Sale Town Centre, with its Metrolink network, can be reached on foot in around 20 minutes.

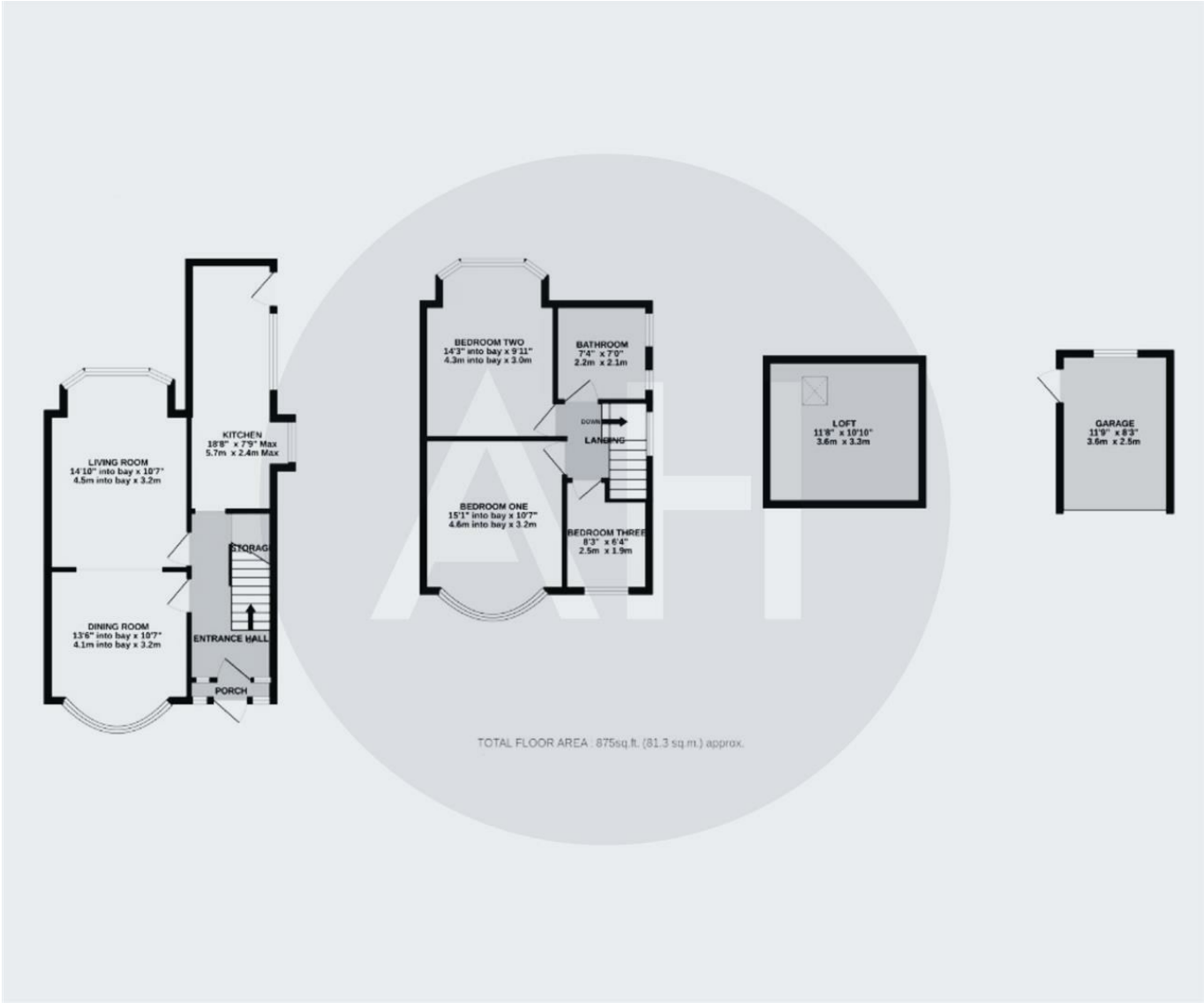
In brief, the property comprises: entrance porch, entrance hallway, through lounge/dining room, and a modern kitchen. To the first floor, there are two double bedrooms, a single bedroom, and a shower room. Externally the property enjoys well-maintained gardens to three sides, a detached garage, and generous off-road parking. Please note the loft spaces is fully boarded with power, lighting and central heating.

KEY FEATURES

- 1930s bay-fronted three-bedroom semi
- Modern fitted kitchen
- Gardens to three sides
- Boarded loft with power & lighting
- Generous corner plot near Sale Moor Village
- Spacious through lounge/diner
- Detached garage and off-road parking
- Easy access to M60, Sale Centre, and Metrolink







ASHWORTH HOLME

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 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	