



£500,000

DESCRIPTION

AH

124 NORRIS ROAD M33 3GS

£500,000

A DETACHED THREE BEDROOM FAMILY HOME WITH DETACHED GARAGE, EXCELLENT REAR GARDEN AND HUGE POTENTIAL TO EXTEND AND IMPROVE, POSITIONED IN A HIGHLY SOUGHT AFTER SALE LOCATION.

This well-proportioned home offers an exciting opportunity for buyers looking to create their ideal long-term family home. Realistically priced to reflect the cosmetic updating required, the property provides excellent existing space combined with superb scope for extension and further improvement, making it a fantastic purchase for those with vision.

Situated on Norris Road, the property is perfectly placed for families, falling within the catchment area for excellent primary schools, while both Sale Grammar School and Sale High School are also within easy walking distance. The Metrolink at Brooklands can be reached in around 20 minutes on foot, providing convenient access into Manchester and beyond.

Warmed by gas central heating and double glazing throughout.

In brief the accommodation comprises: Porch, entrance hallway, downstairs WC, spacious lounge, separate dining room, fitted kitchen and detached garage. To the first floor there are three excellent bedrooms, useful storage and a shower room. Externally there is a driveway to the front and a private, well maintained rear garden.

A superb opportunity to purchase a detached home in a prime location with genuine scope to add value.



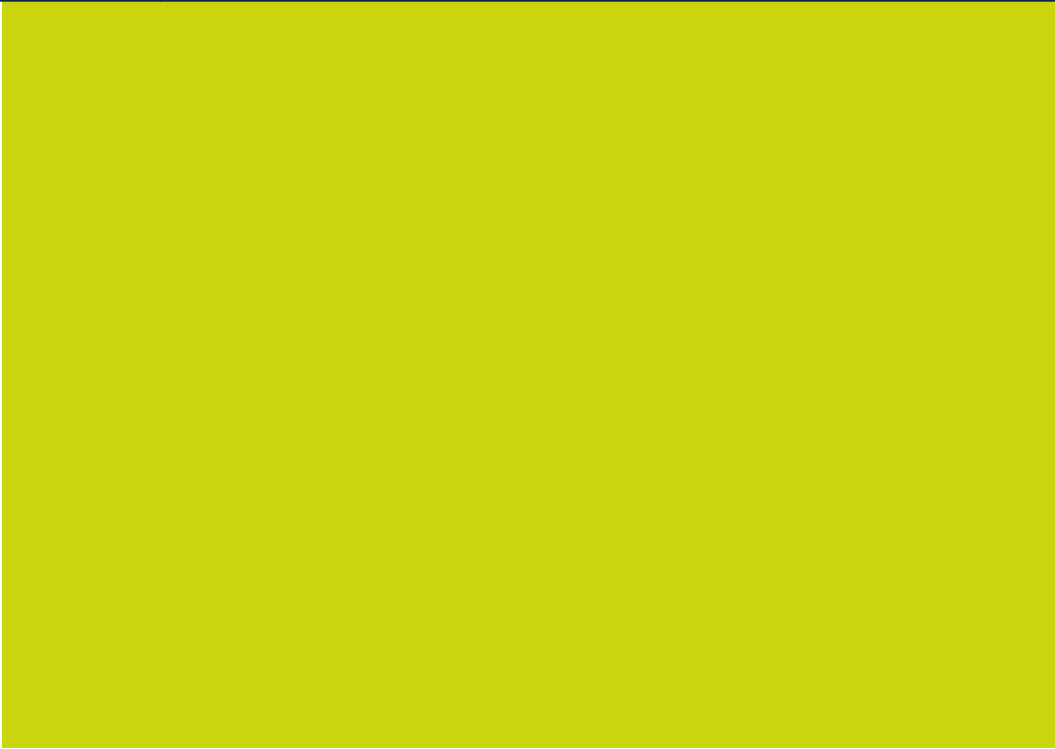
KEY FEATURES

AH

- Detached three bedroom family home
- Approx. 1200-SQFT of accommodation
- Excellent potential to extend and improve
- Spacious lounge and separate dining room
- Detached garage and driveway parking
- Well maintained private rear garden
- Requires cosmetic updating throughout
- Prime Sale location near Brooklands Metrolink



KEY FEATURES



DIMENSIONS



AML



LOCATION

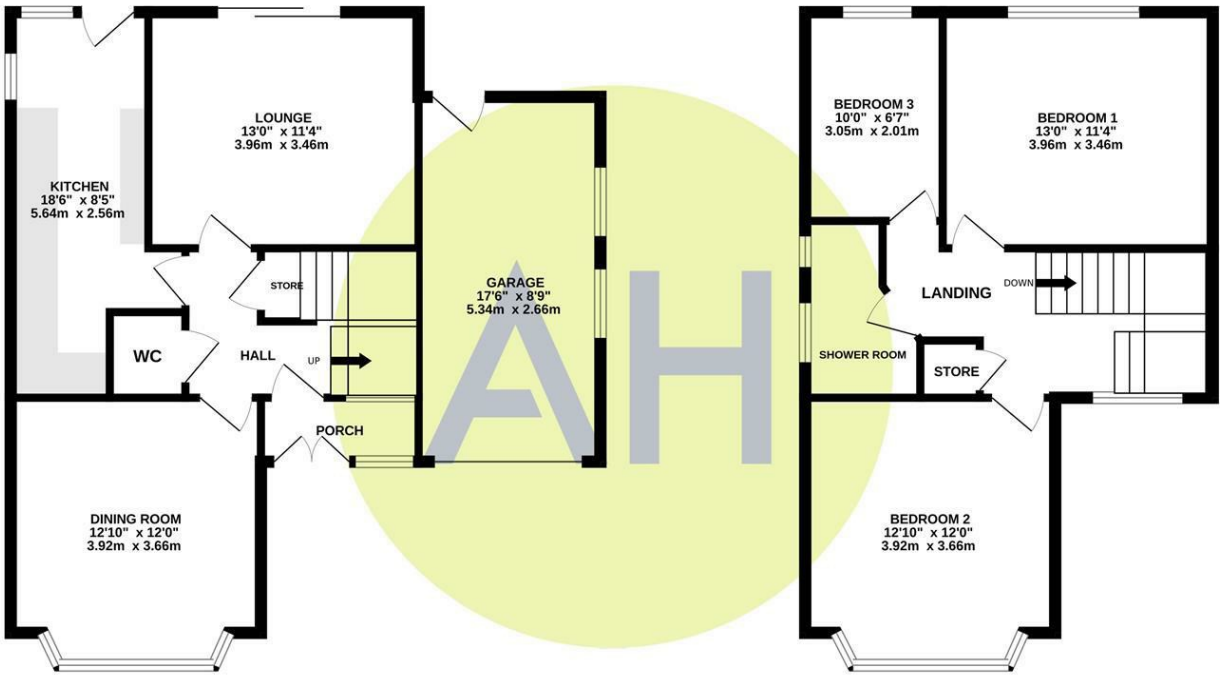


FLOOR PLANS



GROUND FLOOR
687 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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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 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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