



## Offers In Excess Of £200,000

A modern and well presented two double bedroom semi-detached home, perfectly positioned overlooking green space and offering a fantastic southwest facing garden. This stylish property is ideal for first time buyers, young professionals, or those looking to downsize, and also presents a strong opportunity for but to let investors. Internally, the home offers a bright and contemporary living room and a kitchen/dining room complete with integrated oven, hob and extractor, providing a great space for both everyday living and entertaining. A convenient downstairs cloakroom adds further practicality. Upstairs, there are two well-proportioned double bedrooms along with a modern family bathroom. The property benefits from uPVC double glazing and gas central heating throughout. Externally, the enclosed rear garden has been thoughtfully designed for low maintenance, with a sunny southwest aspect making it perfect for relaxing or hosting. To the front, the property enjoys an open outlook across green space, enhancing its appeal. Further benefits include two allocated parking spaces and owned solar panels, enhancing the properties energy efficiency and helping to reduce utility costs. A superb home in a popular residential area — early viewing is highly recommended.

## Norris Drive, Southway, PL6 6FU

### Entrance Hall

Accessed via a uPVC double glazed front door, the entrance hall provides a welcoming first impression with a ceiling-mounted light point, radiator, and stairs rising to the first floor. Doors lead to the principal ground floor rooms.

### Living Room

**12' 1" x 11' 10" (3.68m) x (3.60m)**

A comfortable reception room with uPVC double glazed window to the front, radiator, ceiling light point and TV point.

### Kitchen / Dining Room

**13' 8" x 12' 1" (4.17m) x (3.68m)**

A modern and well-presented space fitted with a range of matching wall and base units with work surfaces over. Integrated oven, hob, and extractor hood. Stainless steel sink with drainer positioned beneath a uPVC double glazed window to the rear. space for additional appliances. Ample room for a dining table, radiator, multiple power points, and inset ceiling spotlights. A bright and sociable room ideal for everyday living.

### Cloakroom

A useful addition comprising a low-level WC and wash hand basin, with radiator, extractor fan, and ceiling light point.

### First Floor

### Landing

With access to all bedrooms and bathroom, loft hatch and ceiling light point.

### Bedroom One

**15' 1" x 9' 2" (4.60m) x (2.81m)**

A spacious double bedroom with uPVC double glazed window to the front aspect enjoying pleasant views across the green space. Radiator, ceiling light point, and space for wardrobes.

### Bedroom Two

**15' 1" x 9' 3" (4.60m) x (2.81m)**

Another well-proportioned double room with uPVC double glazed window overlooking the rear garden. Radiator and ceiling light point.

### Bathroom

**7' 11" x 7' 0" (2.40m) x (2.15m)**

Fitted with a white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin, and low-level WC. Obscured uPVC double glazed window, radiator, extractor fan, and ceiling light point.

### Outside

#### Front Garden

The property enjoys an attractive position overlooking green space, providing a pleasant outlook and added sense of openness.

#### Rear Garden

A fully enclosed, southwest-facing garden designed for low maintenance, featuring a combination of patio and artificial lawn. Ideal for entertaining and enjoying the sun throughout the day. Steps lead to an upper terrace area, with fencing to boundaries providing privacy.

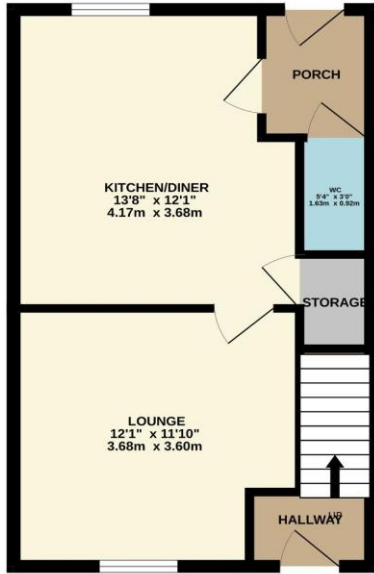
#### Parking

Two allocated parking spaces to the front.

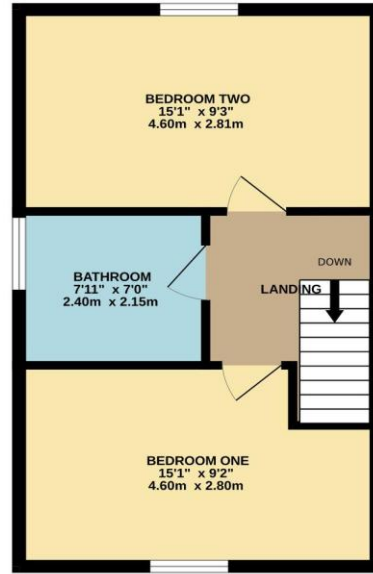




GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.

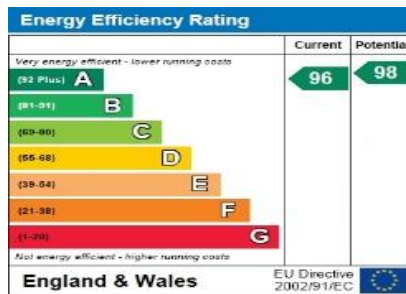


1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 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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