



£695,000

DESCRIPTION

AH

10 NORMAN ROAD M33 3DF

£695,000

A RARE OPPORTUNITY TO ACQUIRE AN ELEGANT AND SUBSTANTIAL FOUR-BEDROOM SEMI-DETACHED RESIDENCE EXTENDING TO APPROXIMATELY 1893-SQFT, OCCUPYING A GENEROUS GARDEN PLOT ON ONE OF SALE'S MOST HIGHLY REGARDED TREE-LINED ROADS, JUST A SHORT STROLL FROM SALE TOWN CENTRE AND THE METROLINK.

Lovingly owned by the same family for over half a century, this distinguished home offers beautifully proportioned accommodation rich in character and original detail. High ceilings, generous room dimensions and charming period features combine to create a home of genuine warmth and presence, with excellent scope for enhancement or extension (subject to the necessary consents). A particularly impressive loft space provides clear potential for conversion.

The ground floor comprises an open entrance porch leading into a grand reception hallway, an elegant bay-fronted lounge, a substantial second living room overlooking the rear gardens, a separate dining room and a fitted kitchen. An integral garage completes the ground floor.

To the first floor are four well-proportioned bedrooms, a family bathroom and separate WC, with the large loft space offering further opportunity.

Externally, the property enjoys a mature rear garden, predominantly laid to lawn and framed by established trees and well-stocked borders, creating a private setting. To the front, the original brick boundary wall encloses a further garden area and driveway providing ample off-road parking and access to the integral garage.

The location is ideally positioned within walking distance of Sale Town Centre, the Sale and Brooklands Metrolink tram stations, and highly regarded schools including St Joseph's Primary School and Springfield Primary School, with Sale Grammar School just a few minutes' walk away.



KEY FEATURES

AH

- 1893-SQFT of beautifully proportioned accommodation
- Prime tree-lined location close to Sale Town Centre
- Close to the Metrolink
- Three elegant reception rooms
- Wealth of original period features and high ceilings
- Substantial and mature rear garden plot
- Large loft space offering excellent conversion potential
- Driveway parking and integral garage
- Excellent school catchments
- Freehold



KEY FEATURES

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Lovingly owned for over 65 years, this elegant and substantial residence represents a rare opportunity to acquire a home of genuine character and scale in one of Sale's most desirable tree-lined settings. Offering beautifully proportioned rooms, charming original features and a magnificent garden plot, the property combines timeless appeal with exciting potential — a distinguished family home ready for its next chapter.



SEE FLOOR PLAN FOR DIMENSIONS



LOCATION

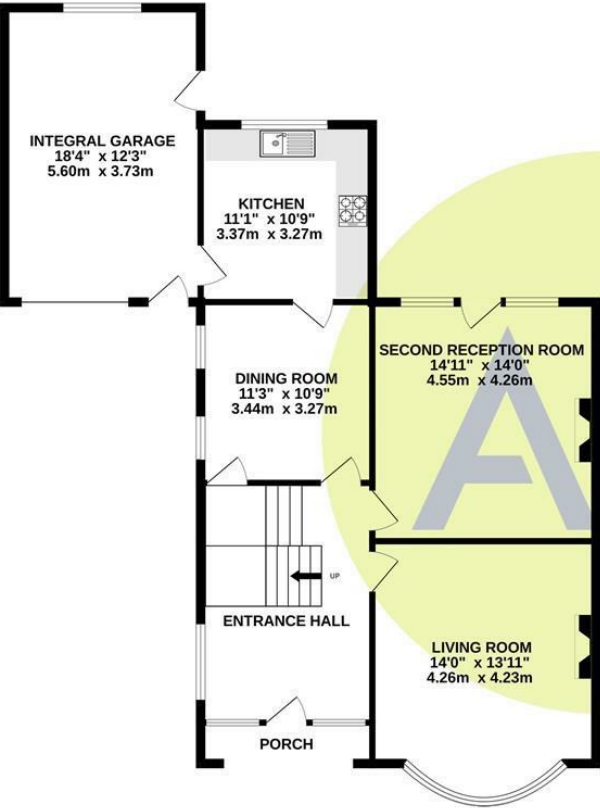
Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars and restaurants, complemented by many additional cafés and eateries within easy walking distance. The town is well served by the Sale Metrolink, providing direct access to Manchester City Centre, Altrincham and destinations further afield. The M60 Manchester orbital motorway also runs conveniently along the northern boundary of the town, offering easy access to the wider North West motorway network. The Trafford Centre, home to Selfridges, John Lewis, Marks & Spencer and a wealth of additional retail outlets, together with a multiplex cinema complex, is within easy reach. Manchester City Centre offers a wide range of cultural, leisure and specialist shopping facilities, while Manchester International Airport provides excellent worldwide connections. Trafford MBC is well regarded for its high standard of education, with several excellent schools located nearby.



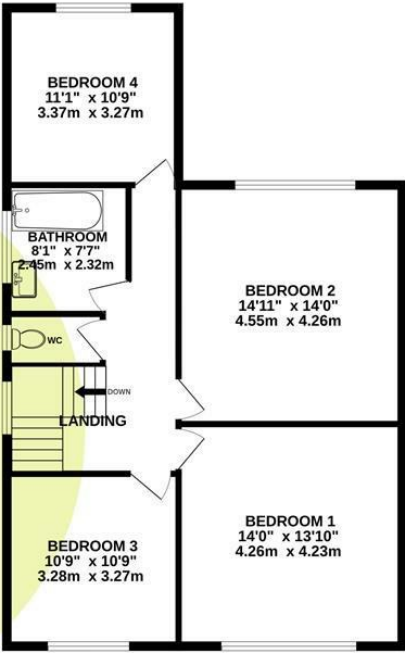
FLOOR PLANS



GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.8 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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.