

Peter David

Properties Ltd

Residential Sales and Lettings



Norton Tower,

Offers Over £330,000





A fantastic opportunity to acquire a deceptively spacious three-bedroom detached bungalow, occupying a generous plot in a highly sought-after location. Offering excellent potential for development, subject to the necessary planning permissions, this property is sure to appeal to a variety of buyers.

Internally, the accommodation briefly comprises a welcoming and spacious lounge, dining kitchen, useful sun room, three well-proportioned bedrooms, bathroom and separate WC. The property also benefits from an attached garage and car port, providing excellent additional storage and parking facilities.

Externally, the property occupies a particularly generous plot, with gardens to both the front and rear and ample off-road parking. The size and layout of the plot offer exciting potential for those looking to extend or develop, subject to the relevant planning consents.

Whilst the property would benefit from modernisation, this presents an excellent opportunity for the successful purchaser to create a home perfectly suited to their own tastes and requirements.

Situated within a popular and established area, the property is conveniently located for access to a range of local amenities and everyday facilities.

An early internal viewing is highly recommended to fully appreciate the space, plot and considerable potential this property has to offer.

- DECEPTIVELY SPACIOUS DETACHED BUNGALOW
- GENEROUS PLOT WITH DEVELOPMENT POTENTIAL (STPP)
- THREE WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE, DINING KITCHEN & SUN ROOM
- ATTACHED GARAGE, CAR PORT & AMPLE OFF-ROAD PARKING
- GARDENS TO FRONT AND REAR IN A SOUGHT-AFTER LOCATION
- COUNCIL TAX BAND - D
- EPC RATING - D

Accommodation

Lounge

12'9" x 21'2" (3.9 x 6.47)

Dining kitchen

10'5" x 20'9" (3.2 x 6.35)

Sun room

6'2" x 10'4" (1.9 x 3.15)

Bathroom

10'5" x 4'11" (3.2 x 1.5)

WC

Bedroom one

10'5" x 12'3" (3.2 x 3.75)

Bedroom two

12'9" x 9'4" (3.9 x 2.85)

Bedroom three

9'6" x 8'10" (2.9 x 2.7)

Garage

8'8" x 16'8" (2.65 x 5.1)

Car port

14'1" x 16'8" (4.3 x 5.1)

Directions

Please use post code HX2 0NG for sat nav directions.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



A map snippet from Google Maps showing the intersection of Norton Dr and Roils Head Rd. A red location pin is placed on Roils Head Rd, just east of Norton Dr. The Google logo and 'Map data ©2026' are visible at the bottom.

A satellite map showing the Norton Tower area. A red location pin is placed on a road labeled 'Rough Head Rd'. Other roads visible include 'Workhouse Ln' and 'Warley Town'. The map is credited to 'Landsat / Copernicus, Maxar Technologies' at the bottom.

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The floor plan shows a property with the following rooms and dimensions:

- K / Diner**: 3200 x 6350
- Lounge**: 3900 x 6475
- Sun room**: 1900 x 3150
- Bath**: 3200 x 1500
- B3**: 2900 x 2700
- B2**: 3900 x 2850
- B1**: 3200 x 3750
- Car port**: 4300 x 5100
- GARAGE**: 2650 x 5100

HX2 ONG
Internal - 128m²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential																
Very energy efficient - lower running costs <table border="1"> <caption>Energy Efficiency Rating Data</caption> <thead> <tr> <th>Band</th> <th>Running Costs</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>92 plus</td> </tr> <tr> <td>B</td> <td>81-91</td> </tr> <tr> <td>C</td> <td>69-80</td> </tr> <tr> <td>D</td> <td>55-68</td> </tr> <tr> <td>E</td> <td>39-54</td> </tr> <tr> <td>F</td> <td>21-38</td> </tr> <tr> <td>G</td> <td>1-20</td> </tr> </tbody> </table>		Band	Running Costs	A	92 plus	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20	80	56
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EU Directive 2002/91/EC
 

Environmental Impact (CO₂) Rating

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These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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