



Norris Road, Sale, Trafford, M33

**Offers in the region of:
Offers Over £365,000**

**** NO ONWARD CHAIN **** This well-presented two double bedroom period mid-terrace home is situated on Norris Road in Sale, ideally positioned close to excellent transport links including the Metrolink, motorway networks, as well as the popular areas of Sale Moor and Sale town centre. This attractive property has been recently upgraded throughout and offers a superb blend of character features and modern character.

The home benefits from a series of significant improvements including a new kitchen and bathroom, new boiler, full rewire, upgraded security lighting, new fascia, soffits and guttering, a modern alarm system, and repointed chimney and ridge tiles. Externally, the property is accessed via a driveway providing off-road parking, leading to an entrance hall that immediately showcases the home's period charm, including decorative coving to the ceiling and elegant corbels.

The living room is positioned to the front elevation and features a bright bay window, coving and a feature fire surround, creating a warm and inviting reception space. Sliding doors open through to the dining room, which enjoys views over the rear garden through a well-placed window, making it an ideal space for both everyday living and entertaining.

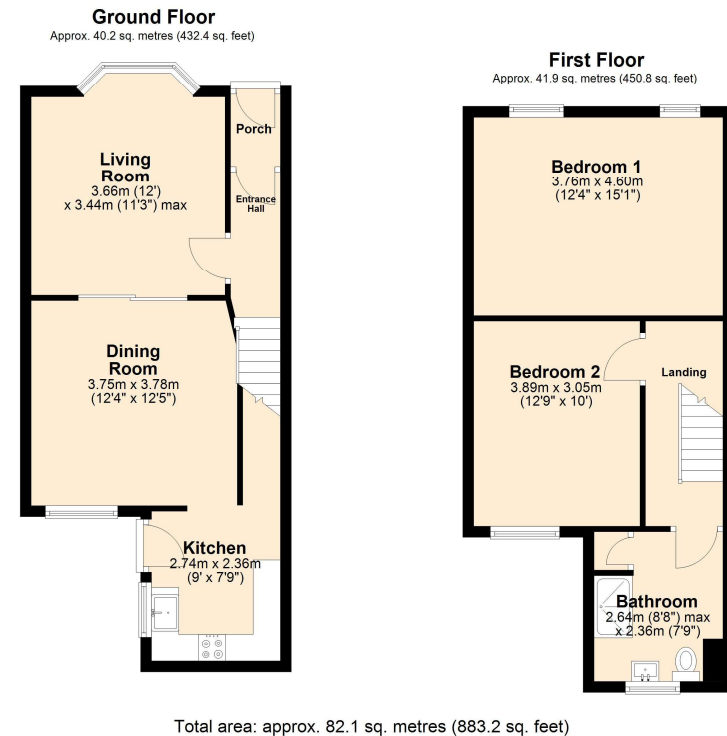
The newly fitted kitchen has been thoughtfully designed with olive green base and eye-level units, complemented by integrated appliances including a dishwasher, oven, hob and extractor fan. A door provides direct access to the rear courtyard.

To the first floor are two generously sized double bedrooms. The main bedroom spans the front of the property and benefits from two windows allowing for plenty of natural light, along with fitted storage solutions. The second bedroom is also a well-proportioned double, ideal for guests, family or home working.

The bathroom has been newly fitted and finished to a high standard, featuring a walk-in shower with stylish splashback detailing and a glass screen, along with a WC and wash hand basin, offering a clean and contemporary feel.

Externally, the rear of the property enjoys a low-maintenance courtyard garden with walled boundaries and gated rear access, providing a private and secure outdoor space. The location is particularly convenient for commuters, with the nearby Manchester Metrolink offering easy access into Manchester and surrounding areas, along with strong motorway connections.

- EPC D
- Freehold
- Rent Charge £7.50pa
- Council Tax B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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