

61 Norwood Road, Stretford, Trafford, M32 8PN



JP&Brimelow
ESTATE AGENTS



7 3 2 E

VIDEO TOUR AVAILABLE A truly unique opportunity to acquire this stunning, SEVEN DOUBLE BEDROOMED, period, bay-fronted and extended semi-detached residence, ideally positioned off Edge Lane in one of Stretford's most sought-after residential locations.

The impressive accommodation begins with a welcoming entrance hallway, leading to a bespoke boot room, downstairs W.C and access to the converted basement. To the front of the property is a beautifully proportioned lounge, complete with a striking bay window, while to the rear is the true heart of this exceptional home with an impressive open-plan kitchen and living space.

The bespoke Plain English kitchen, hand-painted and finished with concrete worktops, provides a stunning centrepiece, with Crittall doors opening directly onto the beautifully landscaped lawned garden, creating an exceptional connection between the internal and external living spaces.

Completing this remarkable ground floor is a dedicated home office and separate plant room, providing the perfect combination of style, practicality and modern-day living.

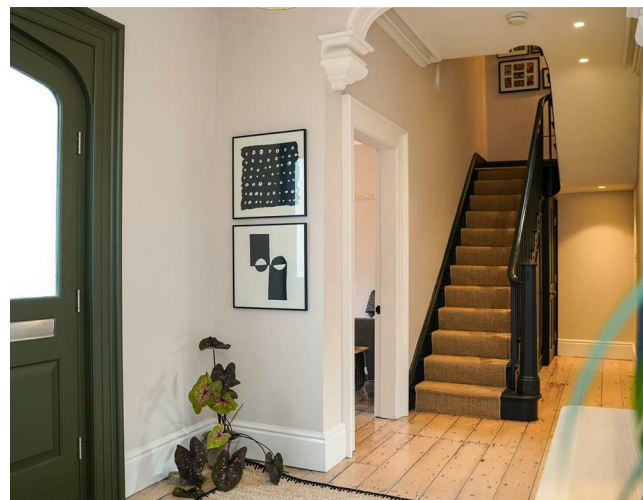
A particular highlight is the professionally converted cellar accommodation, fully compliant with Building Regulations and offering an additional bedroom, utility room and versatile television/play room. This exceptional additional space provides significant flexibility for modern family life, guests, teenagers or those working from home.

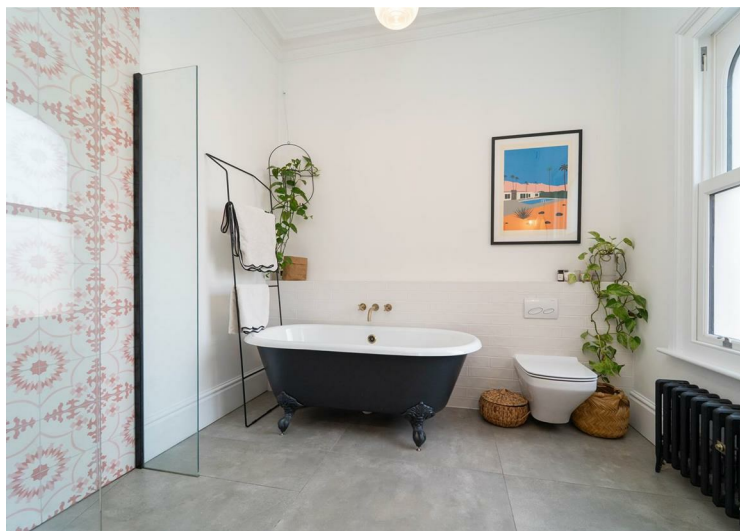
Spread across multiple floors, the main accommodation provides six generously proportioned double bedrooms. The first floor features three excellent double bedrooms, together with an impressive four-piece family bathroom, complete with a walk-in shower, roll-top cast iron bath, hand basin and W.C.

The second floor reveals a further three double bedrooms, with a beautifully appointed three-piece wet room completing the upper accommodation.

A substantial family home, finished to an exceptional standard and offering an impressive space.

£1,250,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: E



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

