



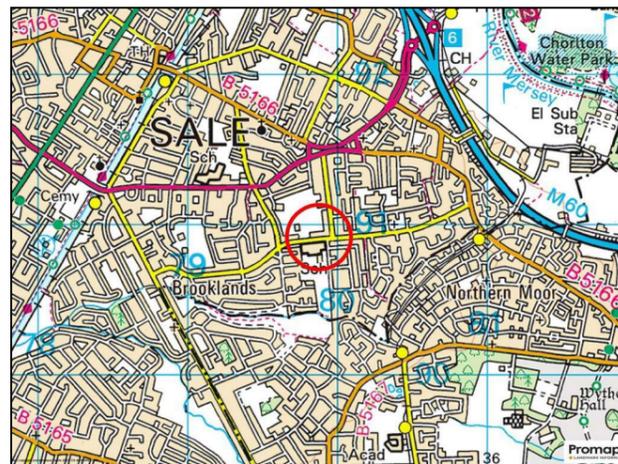
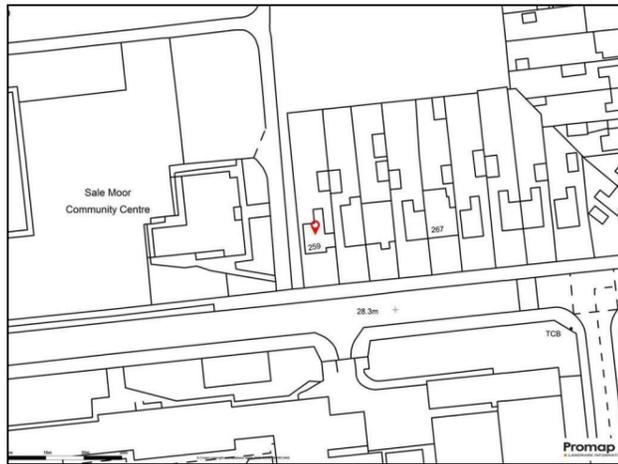
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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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			
		79	58
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

# 259 Norris Road Sale, Greater Manchester, M33 2TN



**\*\*NO CHAIN\*\*AN EXCELLENT SIZED THREE BEDROOMED DETACHED WHICH OFFERS GOOD SIZED ROOMS THROUGHOUT. WONDERFUL LARGE APPROX 100FT REAR GARDEN BACKING ONTO THE PARK. IDEAL LOCATION FOR SALE MOOR VILLAGE/SCHOOLS.**

**Porch. Hall. Wc. Lounge. Dining Room. 15' Kitchen. Three Bedrooms. Bathroom. Fantastic Gardens. Driveway parking. Garage.**

**CONTACT SALE 0161 973 6688**

**£450,000**



A superbly proportioned Three Bedroomed Detached which offers excellent-sized rooms throughout.

The location is very convenient, close to Local Shops, several Schools and within an easy reach of Sale Moor Village.

In addition to the Accommodation, there is Driveway Parking and a wonderful private rear garden extending to around 100ft and backing onto Moor Nook Park.

An internal viewing will reveal:

Recess Porch with step-up to an opaque, uPVC double glazed door.

Entrance Hallway, having a spindled staircase rising to the First Floor. Coved ceiling. inset spotlights to the ceiling. contemporary wooden doors then provide access to the Lounge, Dining Room, Kitchen and Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin.

Dining Room. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Coved ceiling. Built-in shelving to each of the alcoves. Large opening to the Lounge.  
Lounge. Another good-sized Reception Room, having a virtually, full width angled bay window to the rear elevation with French doors opening out onto the large rear Garden. Built-in storage cupboards. Coved ceiling.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset sink unit with mixer tap. Built-in double oven with integrated microwave and above. Five ring gas hob with stainless steel and glass extractor hood over. Integrated dishwasher and fridge freezer. Space and plumbing suitable for a washing machine. Wall-mounted, Worcester gas central heating boiler concealed within one of the cupboards. uPVC double glazed window to the side elevation and a further uPVC double glazed window to the rear elevation providing views over the large rear Garden. Opaque, uPVC double glazed door opens to outside. Inset spotlights to the ceiling.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Doors provide access to the Three Bedrooms and Bathroom.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed, bay window to the front elevation. Inset spotlights to the ceiling. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed, angled bay window to the rear elevation providing views over the large rear Garden and Moor Nook Park beyond. Built-in modern wardrobes with sliding



doors to one wall.

Bedroom Three, having a uPVC double glazed window to the front elevation. Coved ceiling,

The Bathroom is fitted with a contemporary white suite with chrome fittings, comprising of deep-panelled bath with thermostatic shower over and fitted glass shower screen, vanity sink unit and WC. Wall-mounted, heated, polished chrome towel rail radiator. Tiled floor. Tiled walls. Two, opaque, uPVC double glazed windows to the side elevation. Inset spotlights to the ceiling.

Outside to the front, the property is approached via a driveway providing ample off street parking; this continues down the side of the property leading to the Detached brick-built Garage and Gardens.

Outside the property is approached via a driveway providing ample parking. This continues down the side leading to the Garage and rear garden.

The gardens are of an excellent size extending to around 100ft in length mostly laid to lawn with established borders and feeling incredibly private as they back directly onto the lovely open space of Moor Nook Park.

Always popular houses. NO CHAIN!

Approx Gross Floor Area = 982 Sq. Feet  
= 91.3 Sq. Metres

