



ASHWORTH HOLME
Sales · Lettings · Property Management



41 NORRIS ROAD, M33 3GR
£595,000



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DESCRIPTION

A BEAUTIFULLY POSITIONED & ATTRACTIVE THREE BEDROOM DETACHED FAMILY HOME WITH OPEN REAR ASPECT OVERLOOKING BROOKLANDS HEALTH CLUB, LOCATED ON ONE OF SALE'S MOST SOUGHT-AFTER TREE-LINED ROADS.

Extending to approximately 1360-SQFT, this attractive home offers spacious and well-balanced accommodation throughout, whilst also presenting excellent potential for further extension or reconfiguration, making it an ideal long-term family purchase.

Standout features are the delightful open rear aspect, enjoying a private outlook across the tennis courts at Brooklands Health Club and substantial rear garden.

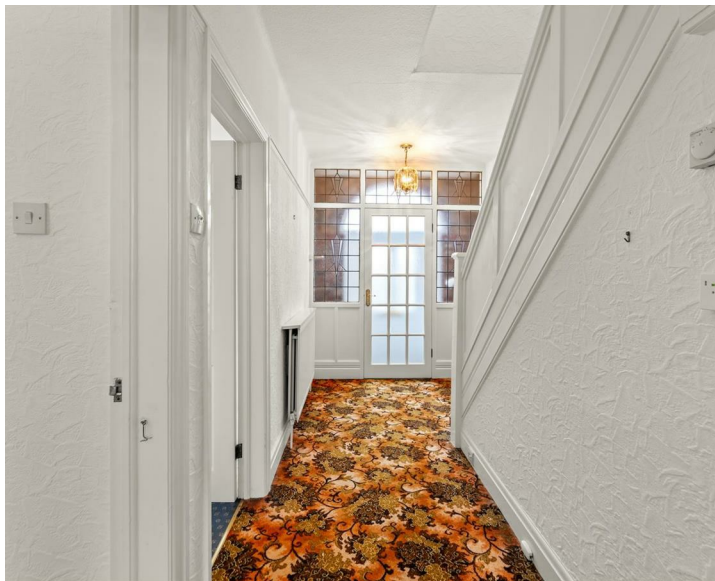
Situated on a particularly sought-after stretch of Norris Road, the property is perfectly placed for families, falling within the catchment area for the outstanding Brooklands Primary School, which is within easy walking distance. Both Sale Grammar School and Sale High School are also close by. The Metrolink at Brooklands is just a short stroll away, providing convenient access into Manchester and beyond.

In brief, the accommodation comprises: entrance porch, welcoming hallway, spacious living room, separate dining room, and a fitted kitchen. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC. There is also useful eaves storage with further potential. Externally, the property enjoys a generous rear garden with an open aspect, whilst to the front there is a driveway providing off-road parking and access to an integral garage.

KEY FEATURES

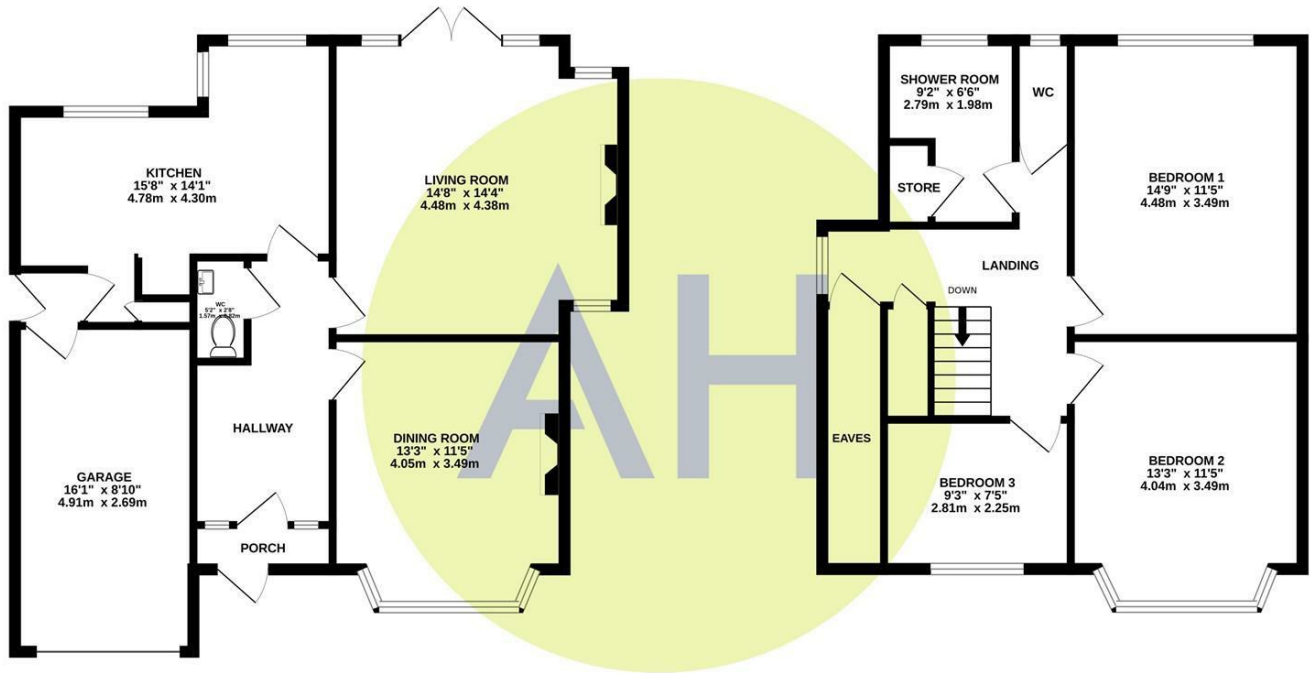
- Attractive three bed detached home
- 1360-SqFt of accommodation
- Large rear garden laid to lawn
- Close to excellent Trafford schools
- Integral garage & off road parking
- Sought after & tree lined location
- Two very spacious reception rooms
- Beautiful open rear aspect
- Huge development potential
- No onward chain





GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK

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DPS

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.