ASHWORTH HOLME
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12 NORLEY DRIVE, M33 2JF
£385,000

3 1 2







DESCRIPTION

A HANDSOME BAY-FRONTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING A GENEROUS PLOT WITH AN EXCEPTIONALLY LARGE REAR GARDEN, TUCKED AWAY IN A QUIET AND HIGHLY CONVENIENT LOCATION JUST OFF NORTHENDEN ROAD.

This attractive traditional home offers well-proportioned accommodation and considerable potential for a purchaser looking to update and improve a property to their own taste. Whilst some general modernisation would now be beneficial, the house has clearly been well cared for and benefits from two separate reception rooms, a useful downstairs WC, gas central heating and double glazing.

A particular feature is the superb rear garden which is considerably larger than typically found with properties of this type, providing an excellent amount of outdoor space and further enhancing the appeal to families.

Ideally positioned for Sale Moor Village, Sale Town Centre and the Metrolink network, the property is also well placed for a number of highly regarded Trafford schools, including Temple Moor Infant School.

The accommodation comprises an entrance hallway, bay-fronted lounge, separate dining room, kitchen and downstairs WC. To the first floor are three bedrooms and a family bathroom. Externally, the property enjoys gardens to the front together with off-road parking, whilst to the rear is the exceptionally generous enclosed garden.

KEY FEATURES

- Attractive bay-fronted semi-detached home
- Exceptionally large rear garden
- Useful downstairs WC
- Off-road parking
- Three well-proportioned bedrooms
- Two separate reception rooms
- Excellent potential to modernise
- Quiet position just off Northenden Road











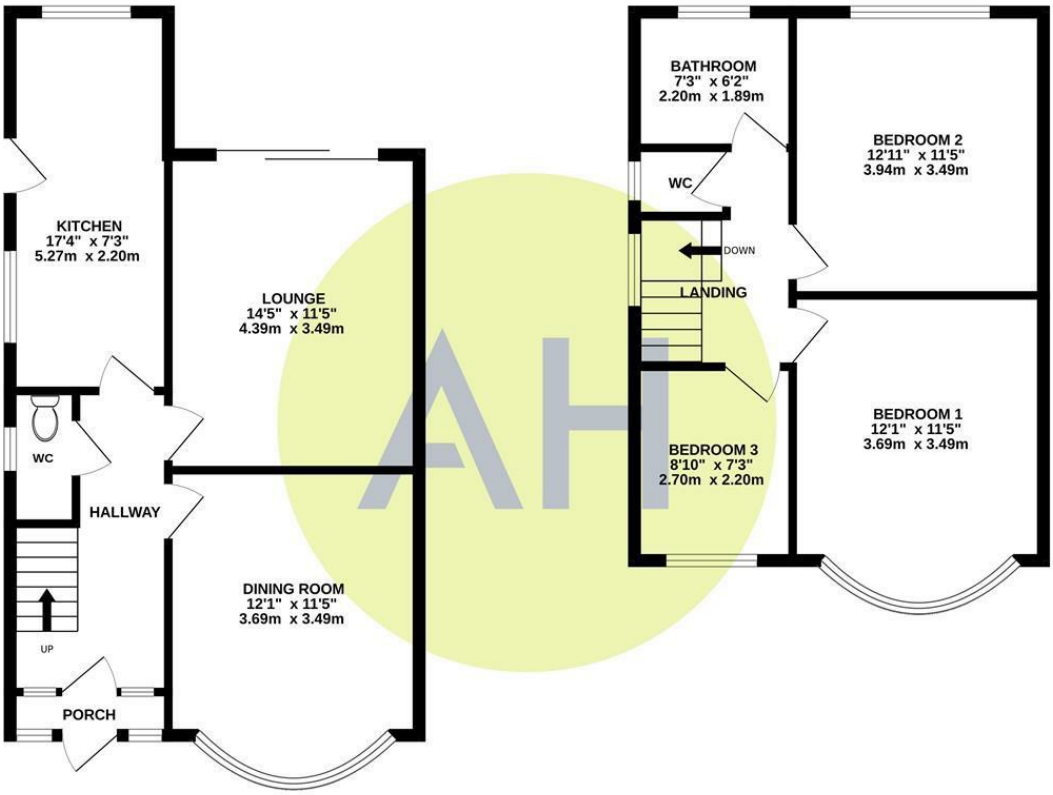




FLOOR PLANS

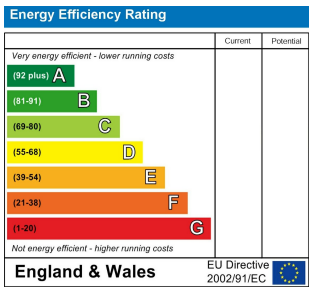
GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

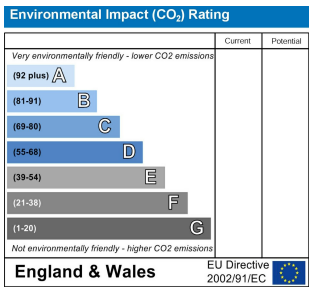
1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 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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ASHWORTH HOLME

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