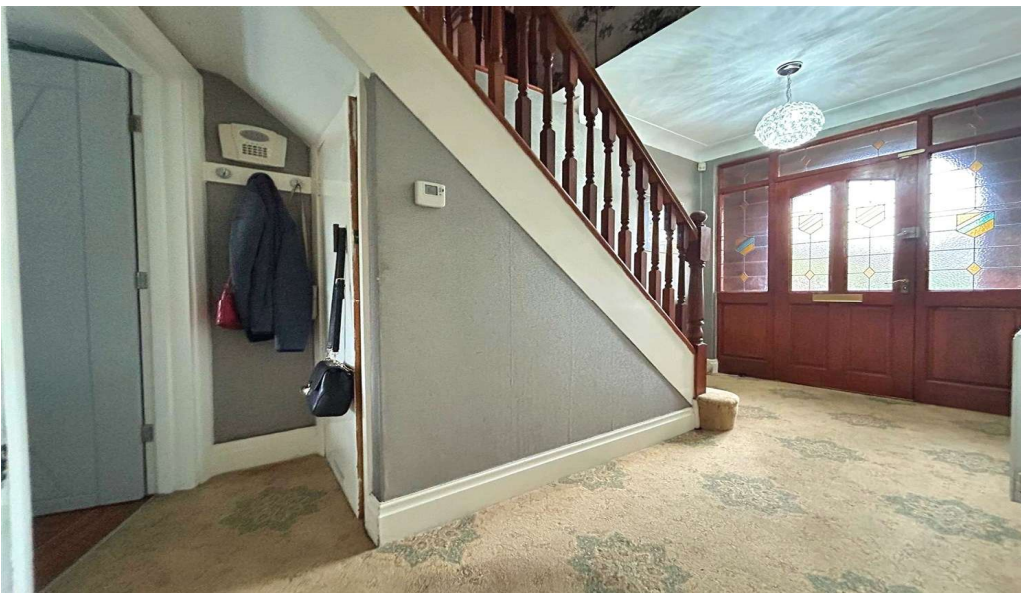




**GASCOIGNE
HALMAN**

Norris Road, Sale
Offers Over £750,000

THE AREA'S LEADING ESTATE AGENCY



Prominently positioned along one of Sale's most popular roads & occupying a generous plot, this wonderful property includes two receptions, four spacious bedrooms and a large rear garden. Approaching 1500 sq/ft of family accommodation, this stunning detached home has been loved and cared for by the current owner, creating an immaculate home that must be viewed to be appreciated!

Property details

- Immaculate Detached Residence
- Approaching 1500 sq/ft of Family Accommodation
- Four Wonderfully Presented Bedrooms
- Walking Distance to Brooklands Metrolink
- Located On One Of Sale's Most Popular Roads
- Off Road Parking & Beautifully Maintained Rear Garden



About this property

Upon entry is a useful entrance porch, opening to a generous entrance hall complete with storage cupboard, to the right is a large bay-fronted dining room with feature fireplace. Ahead of the hall is a well sized separate lounge, with inglenook fireplace and double doors out onto the rear garden. To the rear of the property is the impressive modern fitted kitchen, complete with a range of base and wall units, a range of integrated appliances and breakfast bar. Off the kitchen is a separate utility room and modern wet-room style shower room complete with under-floor heating. A large integrated garage benefiting from electric roller door as well as side access completes the ground floor accommodation.

To the first floor, off the large landing, are four well sized bedrooms, with bedroom one being particularly impressive in size with inglenook feature. There is also a modern four piece family bathroom with underfloor heating.

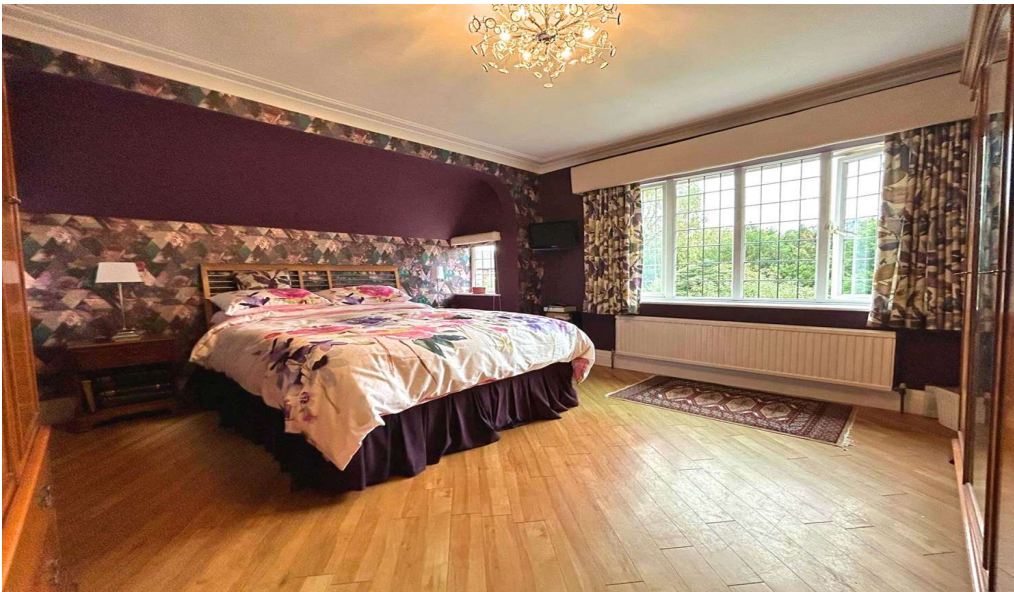
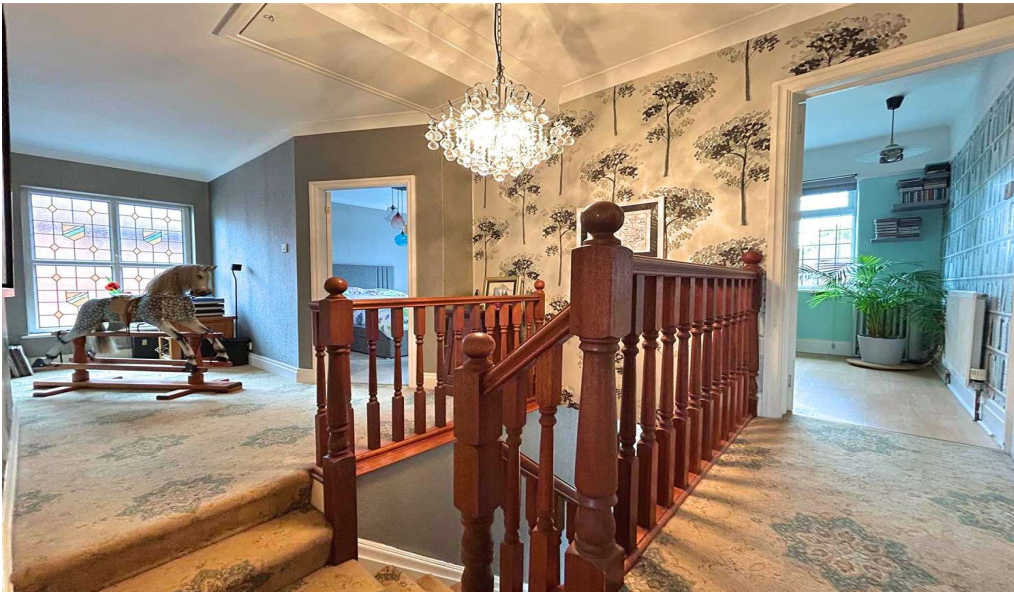
Externally the home occupies a generous plot, with a large, paved driveway and mature shrubs to the front. Whilst to the rear is an attractively landscaped garden, boasting a stone patio, lawned garden and beautifully planted shrub borders.

Since being built in the 1930's, this beautifully kept detached residence has only occupied one previous owner before the current homeowners. Being positioned on one of Sales popular roads and close to excellent transport links & some of Trafford's outstanding schools, this wonderful home is certain to appeal to someone looking for their next family home.



GASCOIGNE HALMAN











DIRECTIONS

M33 3GN

COUNCIL TAX BAND

F

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

Ask Agent

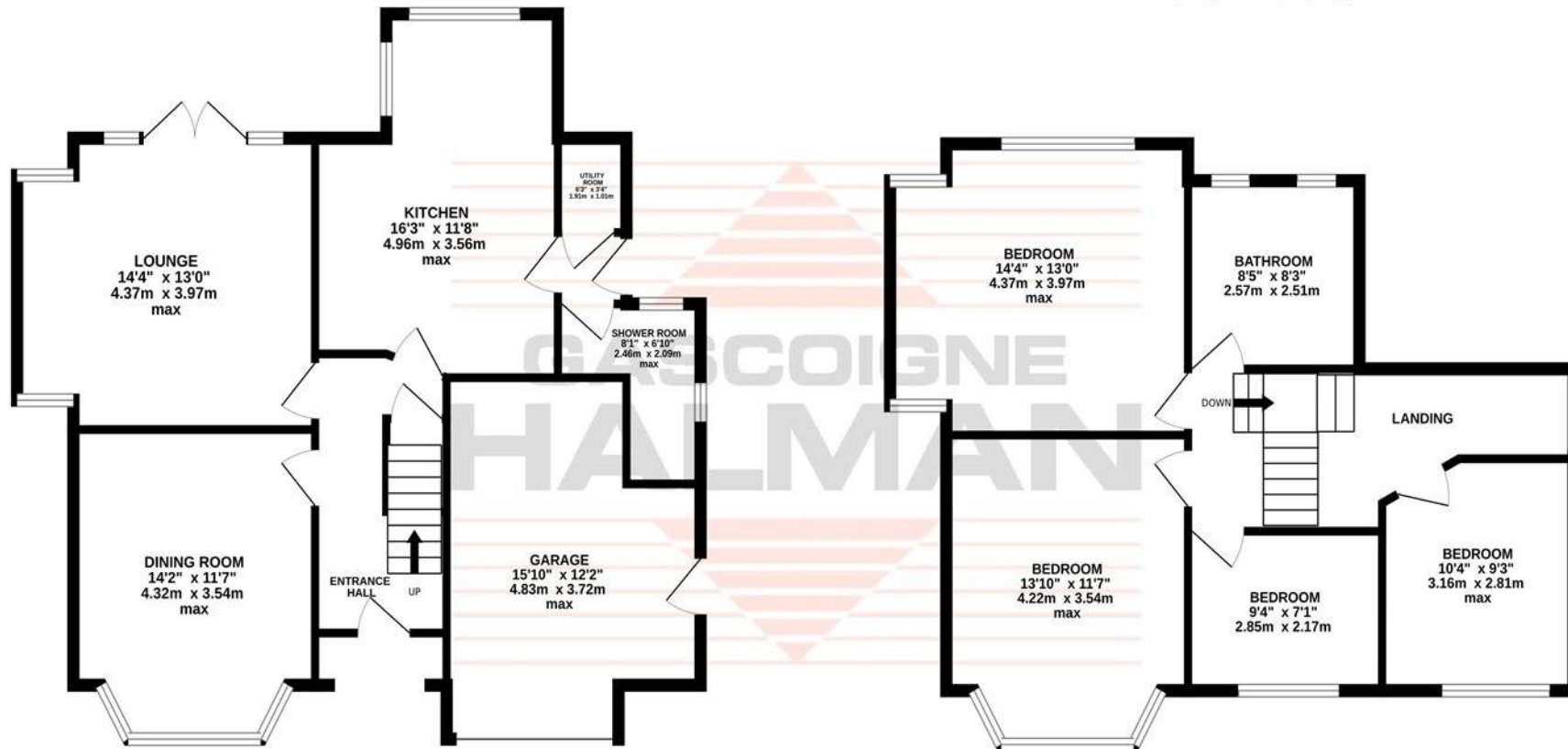
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman 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 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 Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.

1ST FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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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THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 sale@gascoignehalman.co.uk
96 School Road, Sale, Cheshire, M33 7XB