



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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89 Norris Road
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£750,000

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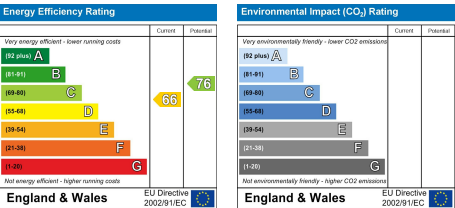


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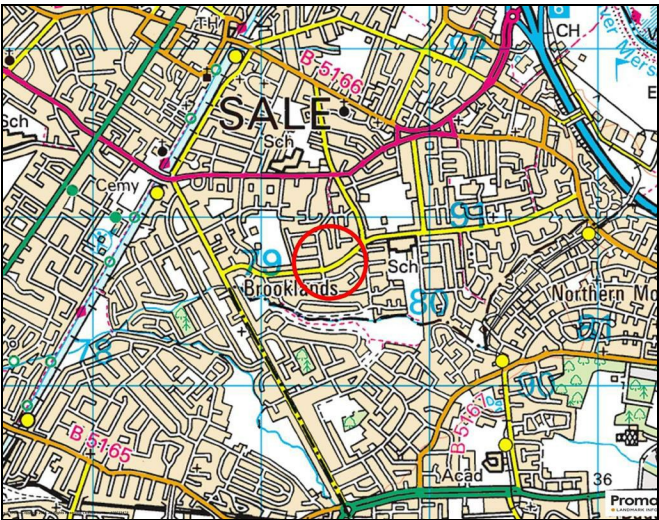


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons Sale office, proceed on School Road then turn left onto Sibson Rd/B5166. Turn right onto Derbyshire Rd and at the roundabout, take the 2nd exit onto Norris Rd. The destination will be on the right



overview

A STYLISH, COMPREHENSIVELY EXTENDED AND IMPROVED, FIVE BEDROOMED FAMILY DETACHED LOCATED ON THIS VERY DESIRABLE ROAD CLOSE TO SEVERAL OF THE LOCAL SCHOOLS INC BROOKLANDS PRIMARY.

Large Hallway. Study. Sitting Room. Huge open plan living dining kitchen with bi fold doors. Utility. GF Shower room. Five Bedrooms. Three Bath/Shower - One En Suite. Lovely enclosed lawned rear garden. A wonderful Family Home! Energy Rating:

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

in detail

A stylish, comprehensively extended and improved, Five Bedroomed Family Detached with over 1800 sqft of accommodation.

The property enjoys an excellent position on the road perfect for Brooklands Primary, close to Sale Grammar School and within an easy reach of the Metrolink.

The property has a lovely modern interior, good-sized rooms throughout, contemporary Kitchen and Bathroom fittings, neutral re-decoration and uPVC double glazing.

Outside, there is ample Driveway Parking and an enclosed lawned rear garden.

An internal viewing will reveal:

Entrance Hallway. A large entrance into the property certainly setting the spacious theme that is evident throughout. Oversized panelled front door with opaque windows on both sides and above. Staircase rising to the First Floor. Doors then provide access to the Sitting Room, Open Plan Living Dining Kitchen and Study. Inset spotlights to the ceiling.

Study. Having a uPVC double glazed angled bay window to the front elevation. Inset spotlights to the ceiling.

Sitting Room. Having a uPVC double glazed bay window to the front elevation. Attractive fire place feature to one wall with remote controlled living flame fire.

Open Plan Living Dining Kitchen. A wonderful large open space perfect for modern family living. The room has as a part vaulted ceiling with five skylight velux windows. There is then a set of five pane bi folding doors opening to the gardens. The Kitchen itself is fitted with an extensive range of modern base style of units with chrome handles and granite worktops over with inset one and a half bowl sink unit with “spray” mixer tap. Built in NEFF twin ovens plus warming drawer. Five ring gas hob with extractor hood over. Large island unit with doubles up as a Breakfast Bar. Integrated dishwasher. Boiling water tap and garbage disposal. Integrated larder style fridge freezer and freezer units. Extensive inset spotlights to the ceiling. Door opens to a walk in pantry. Doors then provide access to the Ground Floor Shower Room and Utility Room.

Utility Room. Having space and plumbing suitable for a washing machine and dryer. Wall mounted Valient gas central heating boiler.

Ground Floor Shower Room. Fitted with a contemporary suite comprising of wet room style thermostatic shower. Enclosed system WC. Wall hung vanity sink unit. Wall mounted heated polished chrome tile rail radiator. Inset spotlights to the ceiling.

First Floor Landing. Having doors opening to the Five Bedrooms and Family Bathroom. Large Loft Access Point with pulldown ladder. Inset spotlights to the ceiling. Useful built in storage cupboard.

Bedroom One. A superb large double bedroom having a uPVC double glazed bay window to the front elevation. Picture rail surround. Door through to the En Suite Shower Room.

En Suite Shower Room. A stylish shower room refitted with contemporary suite comprising of large walk in shower enclosure with thermostatic shower. Wide wall hung twin drawer vanity sink unit. WC. Opaque uPVC double glazed window to the front elevation. Wall mounted heated polished chrome tile rail radiator. Tiled floor. Inset spotlights to the ceiling. Electric toothbrush charger.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three. Having a uPVC double glazed window to the rear elevation.

Bedroom Four. Having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Five. Having a uPVC double glazed window to the front elevation.

Family Bathroom. A good sized bathroom fitted with a modern white suite and chrome fittings comprising of shaped panelled jacuzzi bath with shower mixer attachment. Wall hung wash hand basin. WC. Opaque uPVC double glazed window to the side. Built in storage cupboard.

Outside to the front there is ample parking on a block paved driveway.

To the rear there is a lovely enclosed lawned garden with paved patio.

An impressive family home!

