



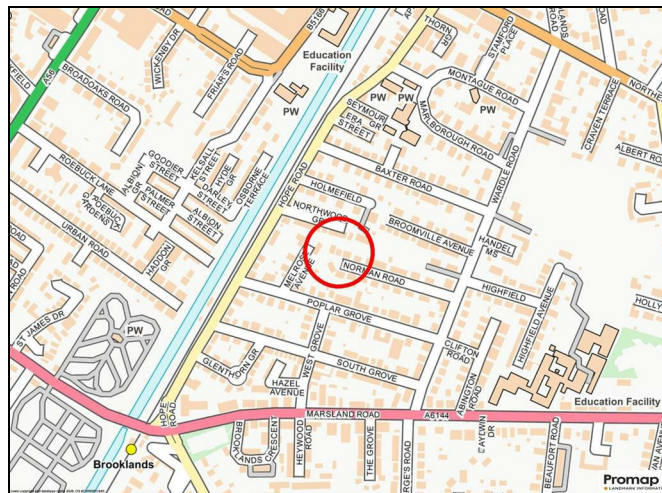
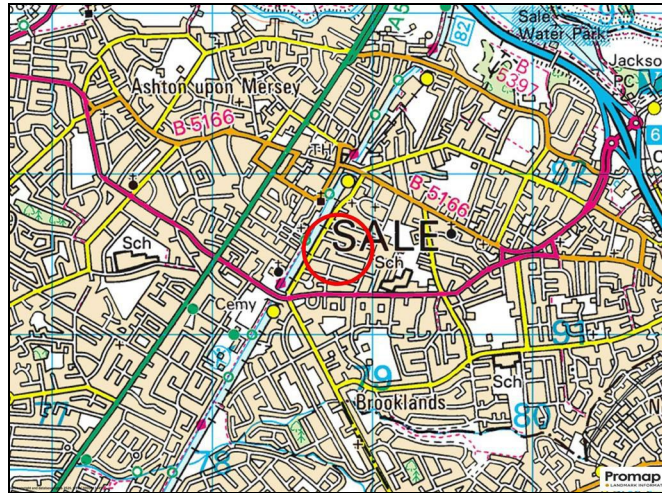
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INDEPENDENT ESTATE AGENTS

# 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 |                         |         |           |
| 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

## 34 Norman Road Sale, M33 3DF



**A IMPRESSIVE SIX BEDROOMED FAMILY DETACHED LOCATED AT THE END OF THE VERY DESIRABLE CUL DE SAC JUST OFF WARDLE ROAD. PERFECT FOR SCHOOLS/METROLINK/TOWN CENTRE. AMPLE DRIVEWAY PARKING. PRIVATE REAR GARDEN. OVER 1800 SQFT.**

**Hall. WC. Three Reception rooms. Dining Kitchen. Utility. Six Bedrooms. Two Bath/Shower rooms. Extensive Driveway Parking. Enclosed gardens.**

**CONTACT SALE 0161 973 6688**

**£675,000**

www.watersons.net

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An impressive large Six Bedroomed Family Detached with Accommodation extending to over 1800 sqft.

The property enjoys an excellent position on this very desirable cul de sac perfect for several of the local schools, Metrolink and the Town Centre.

In addition to the accommodation there is ample driveway parking, and lovely private rear garden.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door with additional uPVC double glazed window to the side elevation. Step-up to an opaque, glazed inner door through to the Entrance Hall.

Entrance Hall, having a staircase rising to the First Floor. Glazed panelled doors then open to the Lounge, Kitchen, Study, Utility Room and Ground Floor WC.

Lounge. An excellent-sized Reception Room, having a double glazed window to the front elevation. Coved ceiling. additional double glazed window to the side elevation. Door through to the Dining Room.

Dining Room, having a set of double glazed sliding patio doors opening out onto the rear Garden. Door through to the Kitchen.

An excellent-sized Breakfast Kitchen, split into Working Kitchen and Dining Areas. The Kitchen itself is fitted with an extensive range of base and eye-level units with worktops over and inset, twin drainer, one and a half bowl stainless steel sink unit with mixer tap. Space for a freestanding cooker. Integrated fridge freezer. Space suitable for additional freestanding appliances. Two, double glazed windows to the rear elevation overlooking the Gardens and an additional double glazed window to the side. Opaque, uPVC double glazed door opens to outside. Inset spotlights to the ceiling. Tiled floor.

Ground Floor WC fitted with a low-level WC and wash hand basin. Tiled floor. Part-tiled walls. Opaque double glazed window to the side elevation.

Utility Room, having fitted worktops with inset stainless steel sink units. Space and plumbing beneath suitable for a washing machine and dryer. Wall-mounted, Worcester gas central heating boiler. Opaque double glazed window to the side elevation. Tiled floor.



First Floor Landing, having panelled doors providing access to the Six Bedrooms, Family Bathroom and additional Shower Room. A further door provides access to a useful storage cupboard. Loft access point.

Bedroom One. A well-proportioned Double Bedroom, having a double glazed window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a double glazed window to the rear elevation overlooking the Gardens.

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

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

Bedroom Five, having a double glazed window to the rear elevation overlooking the Gardens.

Bedroom Six, having a double glazed window to the front elevation.

The Family Bathroom is fitted with a suite, comprising of corner panelled bath with thermostatic shower over, wash hand basin and WC. Wall-mounted, heated, polished chrome towel rail radiator. Tiled floor. Tiled walls. Opaque double glazed window to the side elevation. Inset spotlights to the ceiling. Useful built-in storage cupboard.

The Shower Room is fitted with a suite, comprising of enclosed shower cubicle with electric shower, wash hand basin and WC. Opaque double glazed window to the side elevation. Tiled walls.

Outside to the front, the property has the entire front block-paved for ample off street parking; there is then timber double gates at the side of the property leading down one side, partly under a carport with a further single gate to the other side.

To the rear, the property enjoys a private, enclosed lawned Garden with patio area.

Perfect for a growing family!

