



ASHWORTH HOLME

Sales · Lettings · Property Management



78 NORRIS ROAD, M33 3QR
£465,000

3 1 2



DESCRIPTION

AN INCREDIBLY ATTRACTIVE THREE BEDROOM DETACHED BUNGALOW CONSTRUCTED ON A GENEROUS GARDEN PLOT IN THE 1930'S. THIS SUPERB PROPERTY BENEFITS FROM TWO DRIVEWAYS, A DETACHED DOUBLE GARAGE AND OFFERS CIRCA 1300-SQFT OF ACCOMMODATION.

This stunning property requires some cosmetic updating throughout but the potential to create something truly special in a highly sought after and tree lined location is clear to see!

Warmed by double glazing and gas central heating throughout.

In brief the accommodation comprises: open entrance porch, entrance hallway, spacious lounge/dining room, snug/reading area, fitted kitchen providing garden access, two double bedrooms with bay windows, a third single bedroom and a fully tiled shower room. Externally there are mature and well maintained gardens to three sides in addition to a front driveway, rear driveway accessed via Farley Road which gives access to the detached double garage.

NO ONWARD CHAIN. Leasehold 913 years remaining of a 999 lease issued on 14th September 1938.

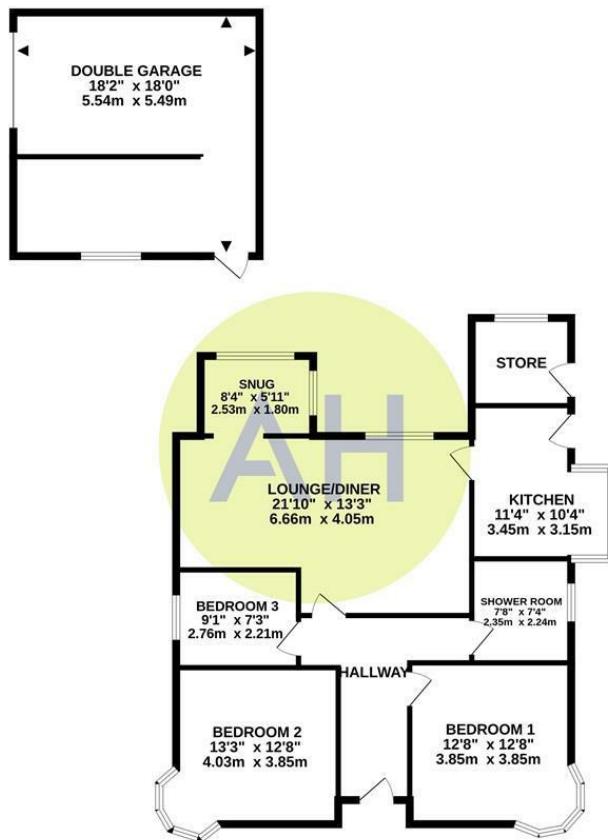
KEY FEATURES

- Double fronted detached bungalow
- Large corner garden plot
- Two driveways
- Detached double garage
- Sought after tree lined location
- No onward chain





GROUND FLOOR
1300 sq.ft. (120.8 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 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 equipment 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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