



**1B NORRIS ROAD, M33 3QW**  
**£675,000**

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## DESCRIPTION

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED RESIDENCE, forming part of a highly regarded location close to Brooklands Primary School and the Metrolink.

Meticulously maintained by the current owners for many years, this immaculate home extends to approximately 1,350 SQFT and offers generous, well-balanced accommodation throughout, ready for immediate occupation.

The ground floor features two spacious reception rooms, a downstairs WC, quality fitted dining kitchen, separate utility and integral garage. To the first floor are three genuine double bedrooms, including a superb second bedroom with en-suite shower room, in addition to a well-appointed family shower room.

The location is excellent — just a short stroll from Brooklands Primary School and the Metrolink at Brooklands. Sale Grammar School and Sale High School are also nearby, while Sale Town Centre is around a 20-minute walk.

In brief: entrance porch, welcoming hallway, downstairs WC, bay-fronted dining room, spacious lounge with garden access, fitted dining kitchen, utility and integral garage. To the first floor are three double bedrooms (one en-suite) and a contemporary shower room. Externally, the property boasts a large, private and beautifully landscaped rear garden, mainly laid to lawn with well-stocked borders. To the front, a brick block driveway provides ample off-road parking via electronic gates. The loft has been part-converted with flooring, lighting and a Velux window, ideal for hobbies or a home office, accessed via a pull-down ladder.

## KEY FEATURES

- Three double bedroom detached
- En-suite shower room to second bedroom
- Quality fitted dining kitchen & utility
- Gated driveway & integral garage
- Circa 1350-SQFT of accommodation
- Two spacious reception rooms
- Large, beautifully landscaped rear garden
- Easy walk to Brooklands Primary & Metrolink

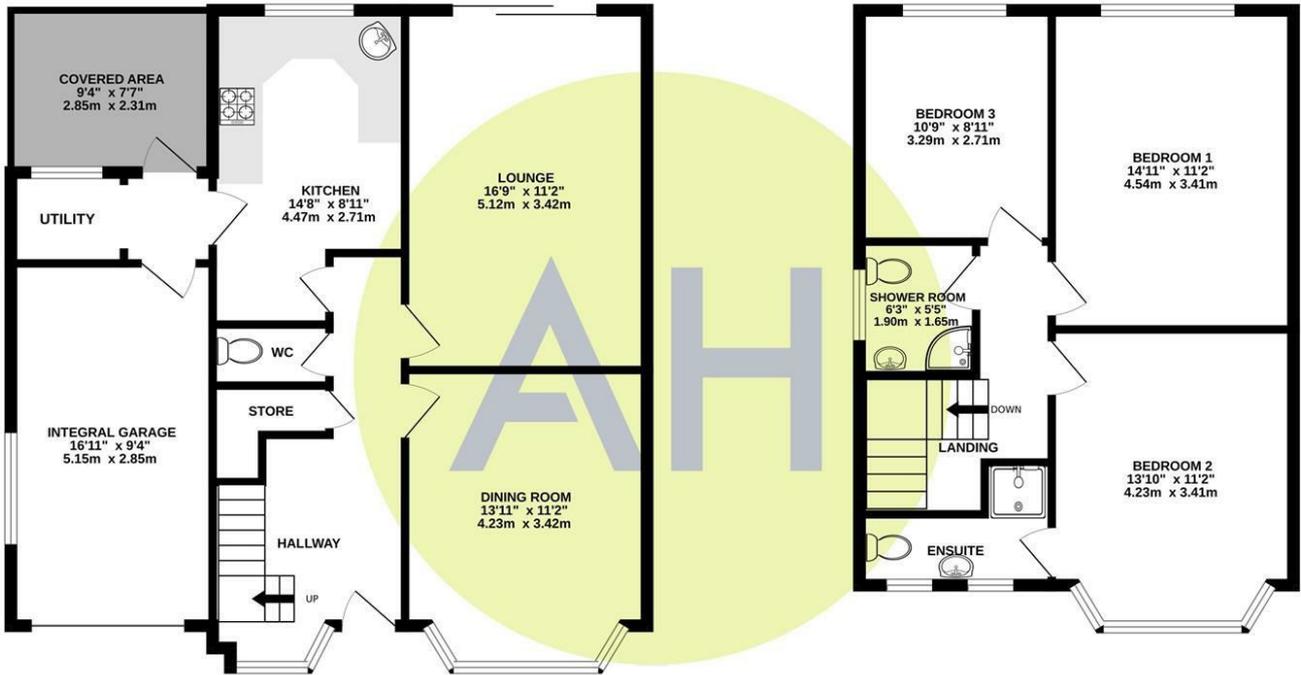






**GROUND FLOOR**  
799 sq.ft. (74.2 sq.m.) approx.

**1ST FLOOR**  
554 sq.ft. (51.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1354 sq.ft. (125.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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