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Norton Cottage, 10 Grange Road, Sale, Cheshire, M33 6RY

A charming TWO DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY situated on a very popular road off BARKERS LANE. Enjoying a cul-de-sac location close to Sale town centre, local metrolinks and easy reach to the motorway.

The accommodation comprises, storm porch, hallway, bay fronted lounge, separate dining room and a kitchen with the scope to extend further into the adjoining outbuildings. To the first floor there are two generous double bedrooms and a three-piece bathroom suite with shower over bath. Gas-fired central heating from combination boiler, UPVC double glazed window units. Set back from the road by front garden, to the rear a fully enclosed private garden, partly lawned and partly paved. Offered no chain. Council Tax Band C

£350,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Storm Porch

Open porch with tiled flooring.

Hallway

Accessed through wooden door. Laminate flooring, dado rail, ceiling light point and radiator.

Lounge

11'1" x 10'9"

Bay fronted reception room, with window to front aspect. Laminate flooring, ceiling light point and radiator.

Dining Room

11'1" x 11'9"

Reception room with patio doors onto the garden. Laminate flooring, ceiling light point and radiator.

Kitchen

7'6" x 8'10"

Fitted kitchen with large pantry space. Good range of wall and base units with

integrated electric oven & gas hob and extractor. Tiled flooring, spotlighting and windows to side aspect.

Master Bedroom

Double bedroom with windows to front aspect. Carpeted flooring, ceiling light point and radiator.

Bedroom Two

Double bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator.

Bathroom

Three piece suite comprising; bath tub with shower over, WC and pedestal hand wash basin. Tiled flooring and window to rear aspect.

Externally

The property is set back from the road by front garden, access down the side of the house leads to a gated entrance to the rear enclosed garden. The private garden is partly laid to lawn and partly paved.

Garden Storage

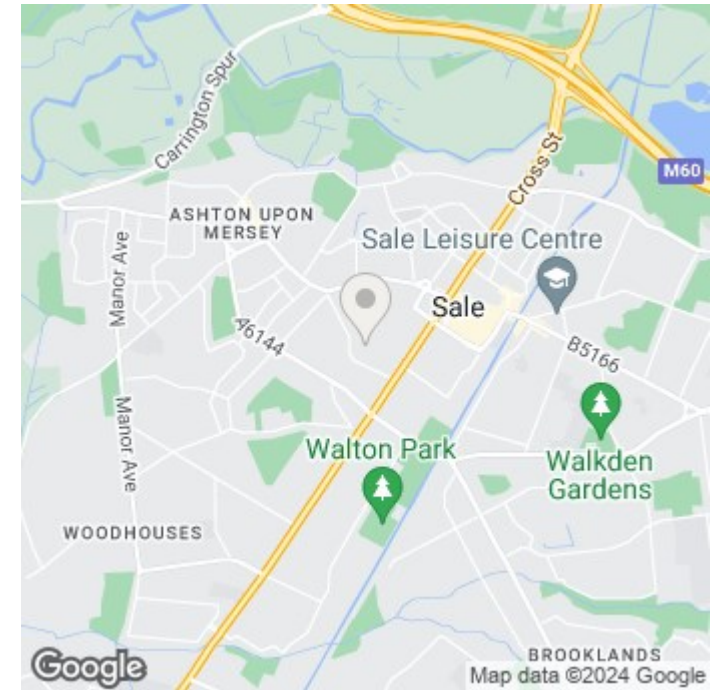
8'10" x 3'11"

Accessed from external door. Room with light point and electricity sockets.

Lean To

3'3" x 8'10"

Accessed from external door.

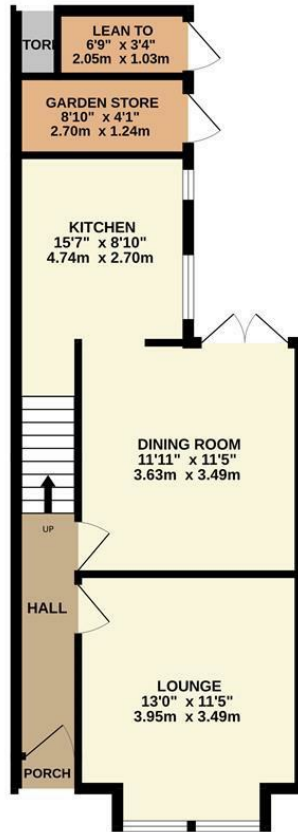


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	46	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	1	1
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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