



jordan fishwick

51 Norley Drive, Sale, M33 2JE

EXTENDED 1930s bay fronted FIVE BEDROOM semi-detached property, located in an idyllic setting within a short walk to Sale Moor Village, close to good schools and Northern Moor Metrolink. This property is set on a GENEROUS PLOT and boasts a large manicured garden, complete with patio area. With scope for further development, this family home offers spacious accommodation comprising; spacious entrance hallway, downstairs WC, dining room with bay window to front aspect, lounge with gel fuel fireplace, fitted kitchen with appliances including dishwasher, fridge freezer, eye level double oven, range gas cooker and extractor hood, third reception room currently being used as a games room and impressive conservatory to rear with patio doors onto the lovely garden.

To the first floor, two good size double bedrooms, three single bedrooms, a family bathroom with four piece suite and a wet room.

Externally, to the front there is a driveway providing off road parking and gated access to the rear where you will find an impressive garden, mainly laid to lawn, enclosed by timber fencing and mature hedge, complete with patio area for seating and a shed. CALL NOW TO VIEW!

£550,000 Offers Over

Viewing arrangements

**Viewing strictly by appointment through the agent
95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828**

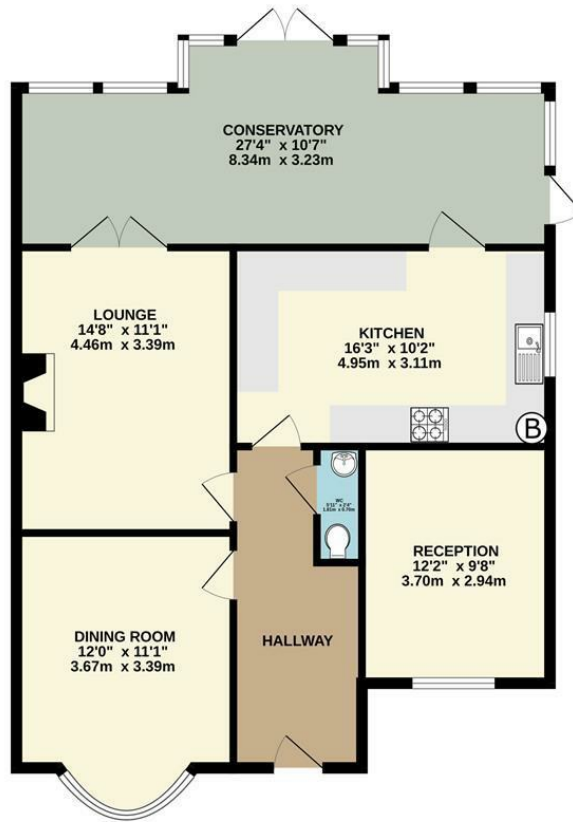


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

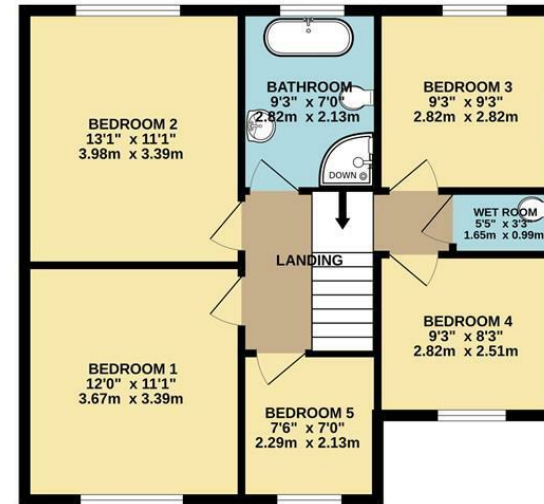
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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