



Jordan fishwick

36 Norwood Road, Stretford, M32 8PW

Guide Price £825,000

Norwood Road Manchester M32 8PW

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The Property

*****NO CHAIN***** Situated on a highly regarded road just a stone's throw from Longford Park, a truly delightful and EXTENDED FOUR DOUBLE BEDROOM DETACHED PERIOD PROPERTY, offering approximately 2000 SQFT ACCOMMODATION OVER THREE FLOORS. This charming property is in need of slight cosmetic updating and boasts OFF ROAD PARKING as well as FOUR RECEPTION ROOMS, and a LARGER THAN AVERAGE REAR GARDEN. The property further benefits from solid wooden herringbone flooring throughout three of four reception rooms and a LARGE ROOF TERRACE with views over the garden. The splendid accommodation briefly comprises: enclosed porch, spacious entrance hallway, lounge with large bay window and log burning stove, playroom, family room with log burning stove, OPEN PLAN DINING KITCHEN with French patio doors to the rear garden. To the first floor there are four double bedrooms, all of excellent proportions, with the main benefiting from an en-suite shower room and the main family bathroom whilst to the second floor, two loft rooms providing further versatile accommodation/storage space. Externally a driveway to the front provides off road parking for multiple vehicles and extends to the side leading to the GARAGE whilst to the rear an excellently proportioned fenced and enclosed garden. The property is heated by gas central heating and an internal viewing is most highly recommended. Sold with no onward chain.

- Delightful extended detached period property
- Four bedrooms plus two loft rooms
- Four reception rooms
- Large rear garden and off road parking
- Sought after road just a few minutes walk to Longford Park
- 2000sqft accommodation over three floors
- Driveway and garage providing parking for multiple vehicles
- Some cosmetic updating required
- Gas central heating
- NO CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



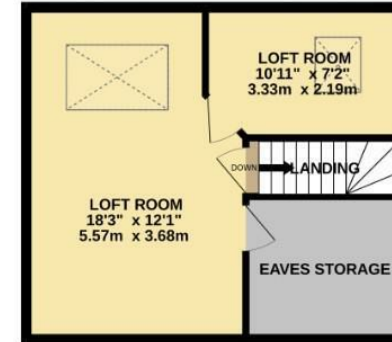
GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1959 sq.ft. (182.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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