



jordan fishwick

35 Norview Drive, M20 5QF
Guide Price £500,000



Norview Drive East Didsbury

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A MAGNIFICENT 3 (previously 4) bedroom semi detached property having been EXTENDED & REMODELLED with considerable effect, 1269 SQ FT of family living space. The accommodation is finished to a high standard, with the centrepiece being a fantastic open plan family kitchen with French doors to the rear garden, comprehensively fitted kitchen with central island and integrated appliances. The ground floor also enjoys a cosy lounge with feature fireplace, good sized utility room, downstairs shower room and access to the integral garage. At first floor level is the master bedroom, two further double bedrooms and the family bathroom. A flagged driveway provides ample parking to the front and garden area to the rear. Located in a popular residential area and being within easy reach of Broad Oak Primary School and Fletcher Moss Park.



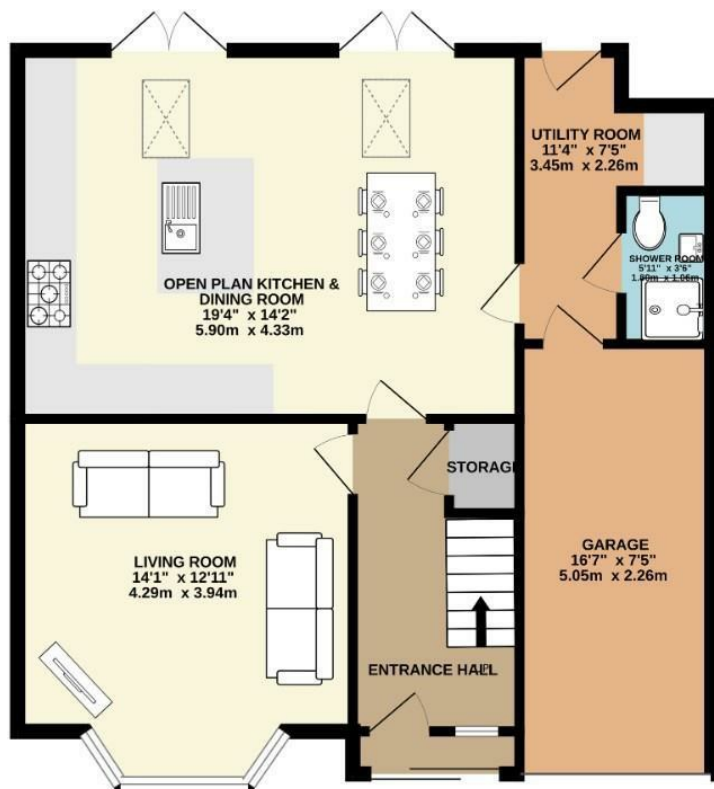
- Superb semi detached property
- Extended with considerable effect
- High level of presentation
- Fantastic open plan kitchen
- Separate living room
- Utility & downstairs shower room
- Three double bedrooms
- Integral garage



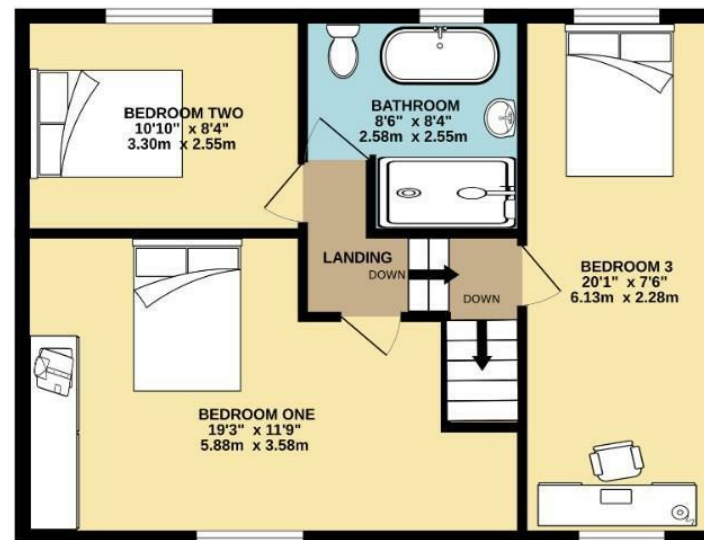
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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