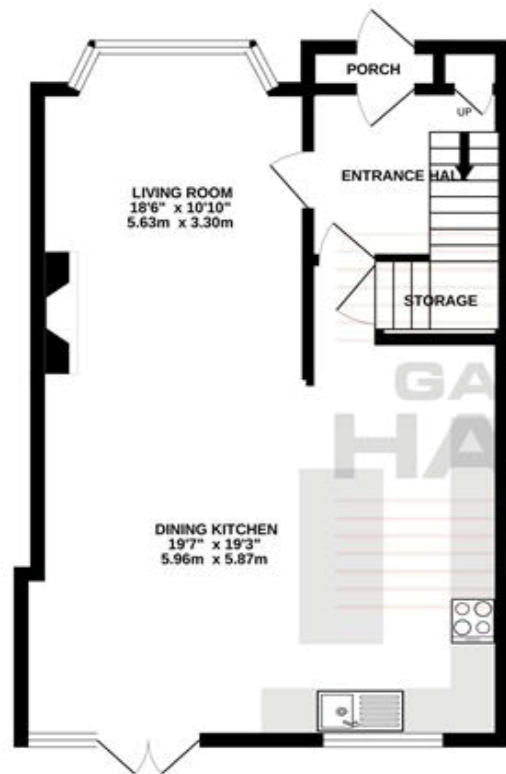


49 NEWLYN DRIVE

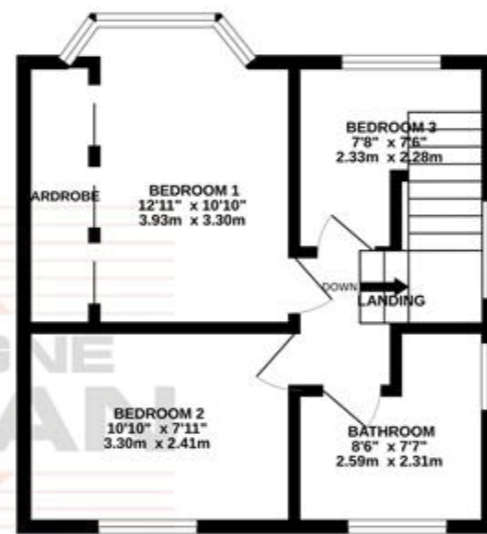
Sale

£400,000

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

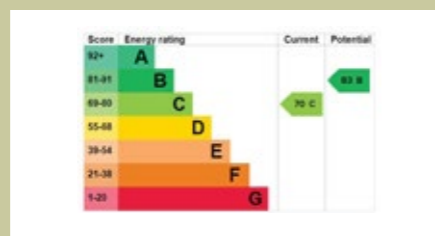


1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 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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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



An attractively enhanced, intelligently remodelled and extended bay-fronted semi-detached home, set within a secluded position, with an impressive refitted dining kitchen, and three spacious bedrooms, with a private well-sized garden, and being close to popular schools, useful transport links and local amenities.

GASCOIGNE HALMAN

- An Attractive And Stylishly Enhanced Bay-Fronted Semi-Detached
- Impressive Remodelled And Extended Dining Kitchen With Feature Island
- Well Sized Living Room With Feature Fireplace
- With Three Spacious Bedrooms

- Modern Refitted Family Bathroom
- Secluded Rear Garden With Large Flagged Patio
- Conveniently Located Close To Sale, Popular Schools, Useful Transport Links And Local Amenities
- Secluded Position With Easy Access To Baguley Brook Woodland

£400,000

49 NEWLYN DRIVE

Sale



Having been lovingly maintained, largely improved and generously extended, an attractive bay-fronted semi-detached home, with a striking refitted dining kitchen, and being set within a secluded position, with a private rear garden, and within easy reach of Sale, sought-after schools, and useful transport links. The attractive home begin with a useful entrance porch, opening to a welcoming entrance hall, the ground floor layout has been remodelled to offer an impressive open plan living style, with a striking refitted dining kitchen complete with fitted base and wall units, feature central island, and quartz work surfaces, leading to a large separate dining room with double doors to the rear

garden, and opening into a welcoming living room, enjoying bay-frontage, feature fireplace with exposed brickwork and floating oak beam. There is also a useful storage cupboard. To the first floor, off the landing, are three well sized bedrooms, with bedroom one large in size and with generous fitted wardrobes and bay-frontage, whilst there is also a modern refitted family bathroom. Externally the home enjoys a secluded rear garden, with flagged patio, generous lawned garden, and fenced boundaries. To the front is a large flagged driveway with hedged frontage and double gates to the rear.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav purposes: M33 3LH

TENURE

Freehold - Subject to verification by Solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN