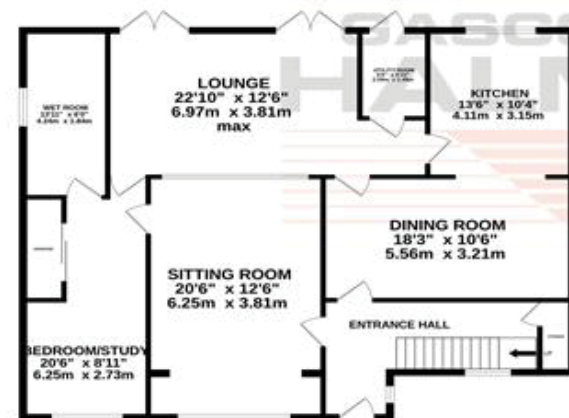


23 NEW FOREST ROAD
Manchester
GUIDE PRICE
£675,000

GROUND FLOOR
1068 sq.ft. (173.5 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 2372 sq.ft. (220.4 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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NOTICE
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THE AREAS LEADING ESTATE AGENCY

Sale
96, School Road, SALE M33 7XB
0161 962 8700 sale@gascoignehalman.co.uk
gascoignehalman.co.uk



A substantially extended and stylishly appointed detached family home, enjoying a vast ground floor layout with three/ four reception room and a modern refitted kitchen, with three/ four spacious bedrooms and two attractive bath/shower rooms, set within a large landscaped plot with an extensive versatile outbuilding, conveniently located close to Sale, popular schools and key transport links.

GASCOIGNE HALMAN

- Extended Detached Residence
- Three/Four Well Proportioned Bedrooms
- Stunning Private Mature Rear Garden & Off Road Parking To Front

- Within Easy Reach Of Sought-After Primary & Secondary Schools
- Substantial Detached Outbuilding Offering A Variety Of Uses
- Potential To Extend The First Floor Creating Further Bedrooms (STPP)

GUIDE PRICE
£675,000

23 NEW FOREST ROAD
Manchester



Having been generously extended and impressively enhanced, this much improved detached residence offers a largely versatile home with an extensive ground floor layout, complementing the well proportioned first floor, occupying an enviable landscaped plot and benefiting from a substantial detached outbuilding, and being private tucked away on the ever popular 'New Forest Road', within easy reach of sought-after primary and secondary schools, key transport links including Brooklands tram stop, and Sale town centre. The home is approached via a partly walled block paved drive offering parking for multiple vehicle, a welcoming entrance porch provide access to a large entrance hallway

with useful storage cupboard, to the left of the hall is a large living room with stylish glass-inset wall feature fitted with safety lamiglass, ahead of the hall is a spacious dining room, opening to the attractive refitted separate kitchen, complete with a range of base and wall units, granite work surfaces, and with an adjoining utility room. To the rear of the home is an impressive family/ living room complete with two sets of patio doors overlooking the rear garden and measuring 22ft in length, off the living room is the largely versatile fourth reception room or fourth bedroom, designed for versatility, the suite is ideal for a contained ground floor bedroom suite with an attractive ensuite wetroom which offers underfloor heating.

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: M23 9JT

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

Manchester City Council - Council Tax Band E

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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