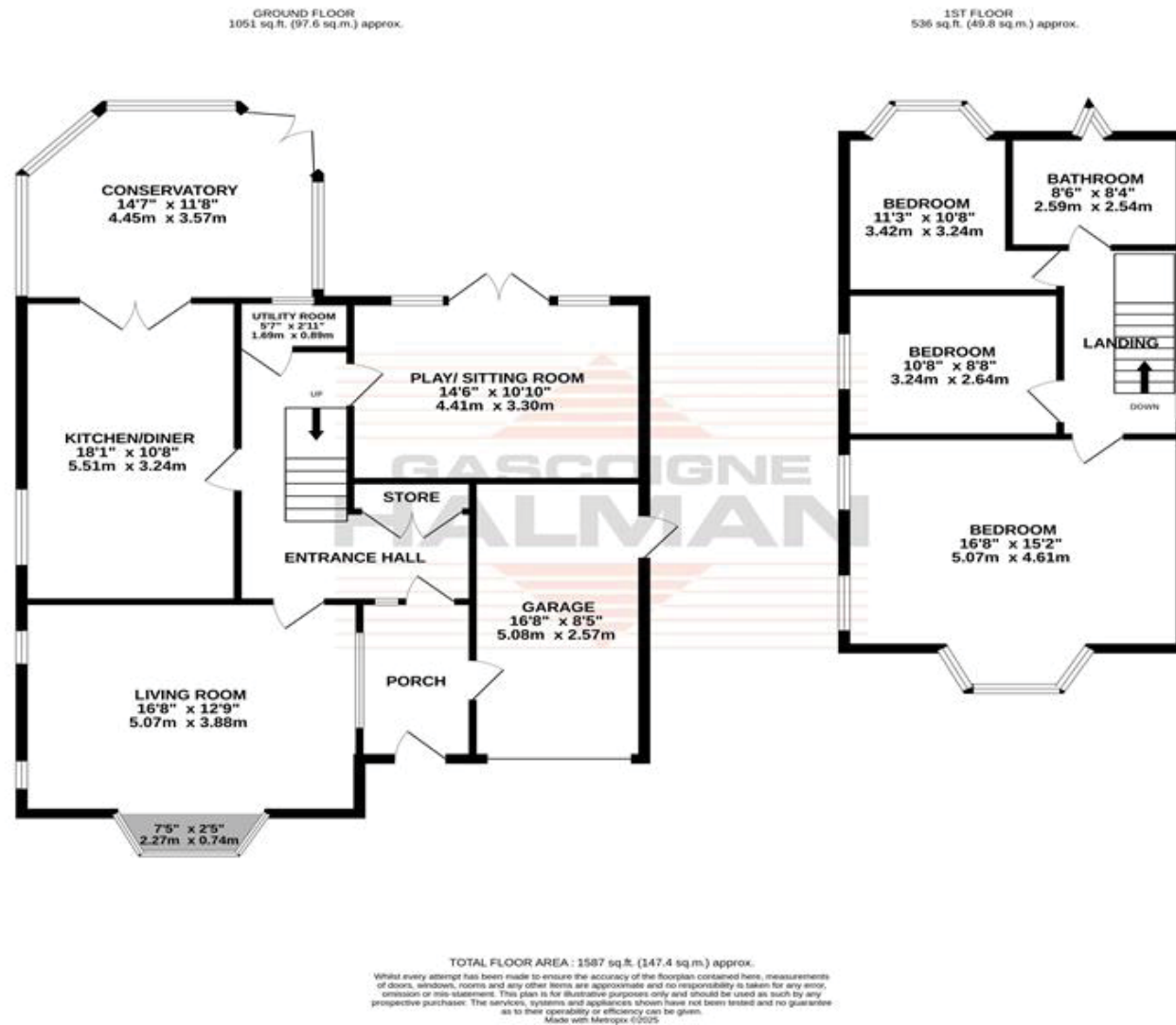


35 NEW FOREST ROAD
Manchester
£535,000



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



GASCOIGNE HALMAN

An attractive and generous detached family home, set in a sought-after secluded position, boasting two large reception rooms, an spacious dining kitchen, and three well sized bedrooms, enjoying a substantial rear garden, and being conveniently located close to Sale, popular primary and secondary schools, key transport links and local amenities.

- Approaching 1600 sqft Of Family Accommodation
- Detached Family Residence
- Three Spacious Bedrooms & Four Piece Bathroom
- Prominently Positioned On Quiet Road
- Off Road Parking & Generous Garden With Raised Decking
- Must Be Viewed To Be Appreciated

£535,000

35 NEW FOREST ROAD

Manchester



Occupying a much sought-after tucked away setting in Brooklands, within easy reach of Sale, useful transport links, in demand primary and secondary schools and local amenities, a substantial detached residence, offering a wealth of spacious accommodation, in need of some cosmetic updating, with an enviably large rear garden. The attractive home begins with a useful entrance porch, providing internal access to the entrance hallway and the garage, the spacious entrance hall complete with cloaks cupboard, begins with a substantial bow-fronted living room enjoying feature fireplace with exposed brick hearth, to the left of the hall is a large dining kitchen with well sized dining area and double doors opening to

a generous conservatory. To the rear of the hall is a versatile second reception room currently utilised as a playroom, although could twin as a bedroom, home office or living room. There is also a separate utility room off the hall. To the first floor, off the spacious landing, are three well sized bedrooms, with bedroom one being particularly large with bow-window and fitted wardrobes, whilst there is also a four-piece family bathroom. Externally to the front is a half-walled lawned garden and block-paved driveway, whilst to the rear is a substantial garden, mainly laid to lawn, with raised patio, maturely planted borders and private outlook.

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 Sat Nav purposes M23 9JT

TENURE

Freehold - Subject to verification

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Manchester CC - Tax Band E

VIEWING

Viewing strictly by appointment through the Agents.

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



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