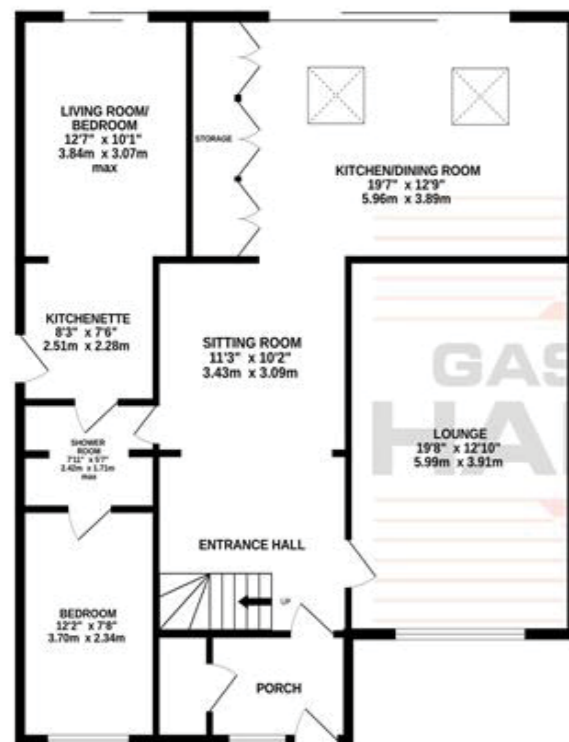
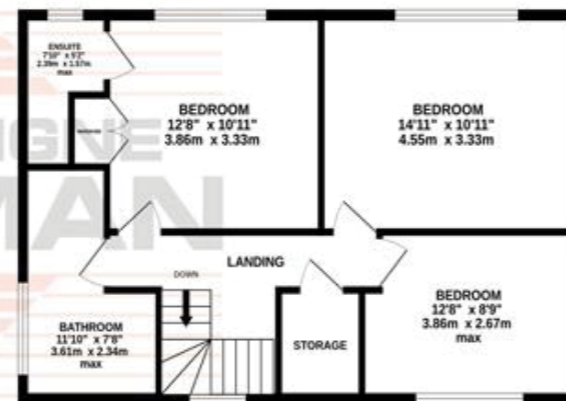


**28 NEW FOREST ROAD**  
Manchester  
**£715,000**

GROUND FLOOR  
1153 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 1804 sq.ft. (167.6 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

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gascoignehalman.co.uk



**GASCOIGNE HALMAN**

An immaculately enhanced, contemporary themed, and substantially extended modern detached home, enjoying expansive versatile accommodation with open plan dining kitchen, three to five bedrooms including an annexe suite, with a secluded rear garden, close to Sale, key transport links, and in catchment of popular schools.

- Beautifully Presented Detached Family Home
- Integral Annexe Suite With Own Entrance
- Three Bedrooms In Main Family Home & Two In Annexe Suite

- Positioned In Large Secluded Plot
- Ample Off Road Parking & Low Maintenance Rear Garden
- Wonderful Woodland Views To Rear

**£715,000**

**28 NEW FOREST ROAD**

Manchester



Having been dramatically enhanced, largely extended and impressively appointed, a generous and versatile detached house laced with contemporary flair throughout, set in a large secluded plot, and within easy reach of Sale, key transport links, useful amenities and popular schools. The home is approached via a large block paved driveway with attractive part rendered elevations, accessed via an anthracite composite one and a half front door. Upon entry is a useful entrance porch with storage cupboard, opening to an open entrance hall with remodelled oak staircase with glass balustrade, oak flooring leads onto a reception area currently utilised as a sitting room, opening to the impressive extended dining kitchen, complete with a vast array of high gloss base and wall units, with

feature island, full width sliding doors, quartz work surfaces, and twin fixed pane skylights whilst also benefiting from underfloor heating. To the front is a large separate living room, whilst off the left of the hall is a versatile annexe style extension, providing two reception rooms and/ or two double bedrooms, with a jack and jill ensuite shower room, double doors to a rear patio, and single side door. To the first floor, via the spacious landing, are three well sized bedrooms, with bedroom one being large in size and boasting attractive ensuite shower room which also boasts underfloor heating, whilst there is also a stylish four-piece family bathroom. Externally the home benefits from a large driveway with part walled garden to the front and offers secure gated access

on both sides of the property to the rear where there is a generous secluded garden, with raised decked seating area, mainly being laid to lawn, with mature planted borders, fenced boundaries and a beautiful weeping willow tree. There is also a concrete base with power ready to build on, ideal for a detached outbuilding/ home office.

#### 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 9JU

#### 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 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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**GASCOIGNE HALMAN**