



Newlyn Drive, Sale, Trafford, M33

Offers Over: £425,000

Leasehold

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This beautifully extended and meticulously maintained three-bedroom semi-detached home on Newlyn Drive, Brooklands, is a must-see for families and professionals alike. The property boasts a spacious entrance hall featuring Pergo laminate flooring and solid oak-clad stairs, setting the tone for the quality and style.

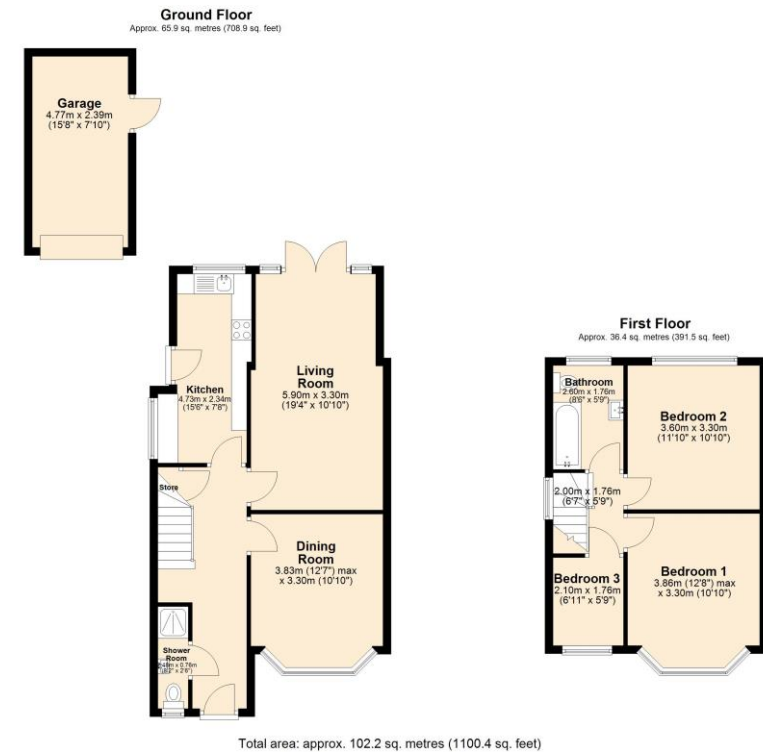
The ground floor offers two generously sized reception rooms, including a dining room fitted with a DEFRA-compliant multifuel log burner, perfect for cosy evenings. The extended living room opens through patio doors to a stunning south-facing rear garden, ensuring abundant natural light and a seamless connection to outdoor living. The modern fitted kitchen is well-appointed, offering both style and practicality for daily use. Additionally, the property benefits from a convenient downstairs WC and shower room, adding to the comfort and functionality of the home.

The home features three spacious bedrooms upstairs, with the two double bedrooms benefiting from fitted wardrobes. The contemporary family bathroom has been tastefully designed, offering a sleek and functional space.

Externally, the property is equally impressive, to the front there is a driveway providing ample off-road parking. The south-facing rear garden is a true highlight, featuring a composite decking sun terrace, perfect for relaxing or entertaining.

Located in the highly sought-after Brooklands area, this home is perfectly positioned for families, being within the catchment for excellent schools. It is within easy reach of transport links, including the Metrolink, motorway networks, and bus routes, and is conveniently located close to several green spaces, including the local playing fields.

- Leasehold
- 999 years from 1 April 1955
- Council Tax Band C
- Ground Rent £5pa
- EPC Grade D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.