



Newlyn Drive, Sale, M33

Guide Price: £425,000

Leasehold

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Welcome to this modern and beautifully presented three-bedroom semi-detached home, ideally situated on the ever-popular Newlyn Drive in Sale. Offering a fantastic blend of style, space, and practicality, this property is perfect for families looking to settle in a sought-after location.

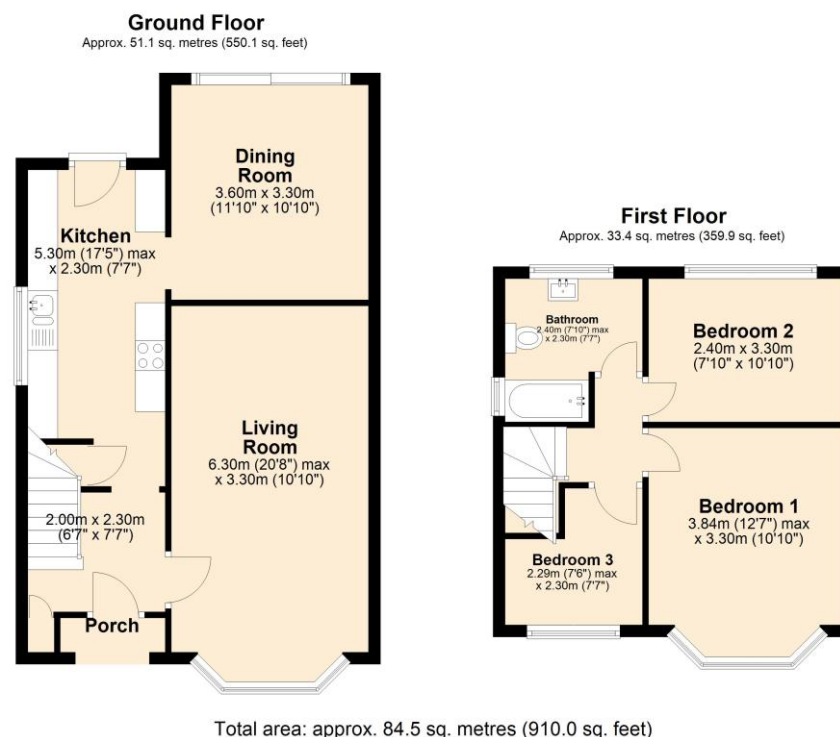
The ground floor boasts a spacious and inviting living room, complete with a charming feature wood burner—ideal for cosy evenings in. A modern fitted kitchen sits at the heart of the home, offering a range of integrated appliances and direct access to the rear garden. The kitchen flows seamlessly through to a bright dining room, where sliding patio doors open out onto the garden, creating an ideal space for entertaining.

To the first floor, the property features a well-proportioned main bedroom with fitted wardrobes, alongside two further good-sized bedrooms. The stylish family bathroom has been updated with a modern suite.

Externally, the property benefits from off-road parking to the front and a generous, private rear garden with gated side access. The garden is fully enclosed, featuring a patio area perfect for outdoor dining or relaxing with family and friends.

Located in a family-friendly area with excellent local amenities, schools, and transport links, this is a fantastic opportunity to secure a forever family home.

- Leasehold
- 999 years From 15 October 1955
- Ground rent £5pa
- EPC Grade D
- Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.