



**GASCOIGNE
HALMAN**

Newlyn Drive, Sale
£439,950

THE AREA'S LEADING ESTATE AGENCY



Spacious Three-Bedroom Semi-Detached Home on Newlyn Drive with Extended Kitchen Diner, Driveway Parking, and Sought-After Location Near Top Schools.

Property details

- Three Bedroom Traditional Semi Detached
- Driveway Parking and Rear Garden
- Extended Kitchen Diner
- Family Bathroom and Downstairs W/C
- Situated in a Highly Sought After Location
- Within Convenient Reach of Renowned Local Schools



About this property

Situated in a highly sought-after location on Newlyn Drive, Sale, this charming three-bedroom traditional semi-detached house offers a perfect blend of comfortable living and convenience.

The property features a bright and spacious living room, an extended kitchen diner ideal for family gatherings, a family bathroom, and a convenient downstairs W/C.

Outside, the home benefits from driveway parking and a well-maintained rear garden, providing ample space for outdoor activities.

Located within easy reach of renowned local schools, this property presents an excellent opportunity for families seeking a desirable and well-connected neighbourhood.









DIRECTIONS

M33 3LE

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

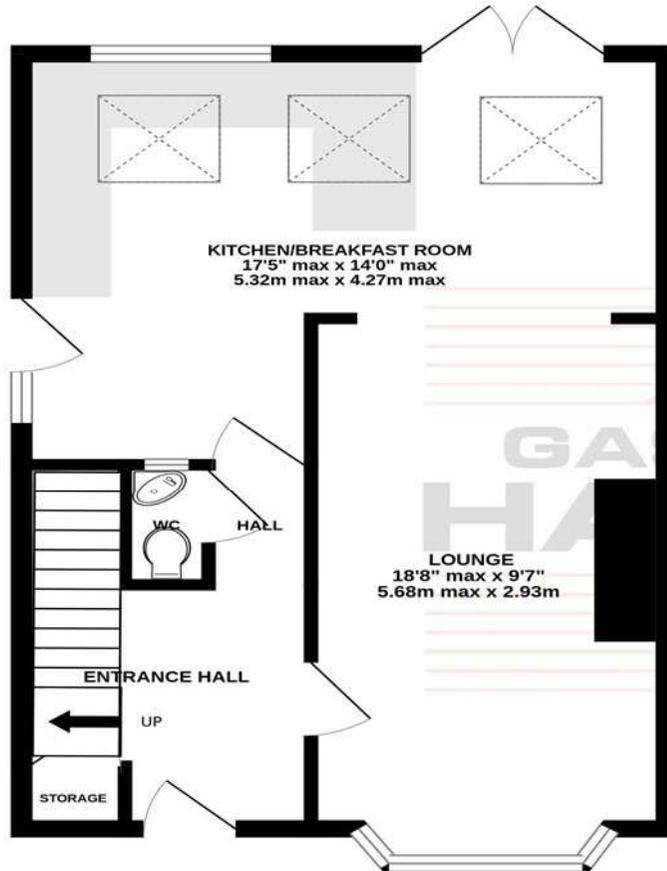
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

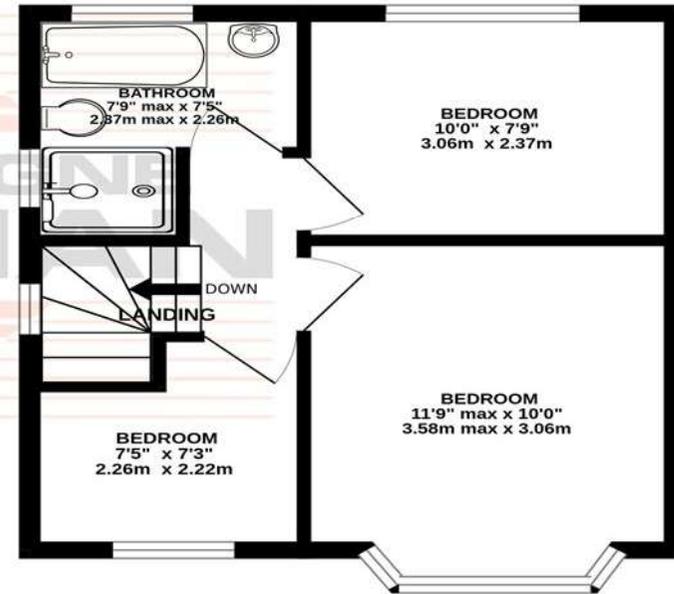
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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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