



**GASCOIGNE  
HALMAN**

Newlyn Drive, Sale  
**£475,000**

THE AREA'S LEADING ESTATE AGENCY



A spacious three bedroom detached family home, with potential to extend (STPP) on Newlyn Drive. Offered with driveway, garage, and a generous rear garden. The property is conveniently located near renowned schools and is available with no onward chain.

## Property details

- Three Bedroom Detached
- Ideal Opportunity to Extend (STPP) and Modernise
- Good Sized Rear Garden
- Within Convenient Reach of Local Schools
- Driveway Parking and Garage
- Two Receptions
- Available with No Onward Chain



## About this property

Situated on Newlyn Drive in Sale and being one of few detached properties on the road, this well-presented three-bedroom house offers a comfortable and spacious living environment. The property features two reception rooms, providing versatile living and entertaining space. The accommodation includes a family bathroom, separate WC and three generously sized bedrooms.

Externally, the property benefits from driveway parking and a garage, ensuring ample off-road parking options. A good-sized rear garden offers an ideal outdoor space for relaxation and family activities.

Conveniently located within easy reach of local schools, this home is well-suited for families. Offered as a leasehold and available with no onward chain, this property presents an excellent opportunity for buyers seeking a family home and looking to put their own stamp on a property.









## **DIRECTIONS**

M33 3LF

## **COUNCIL TAX BAND**

D

## **TENURE**

Leasehold

## **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**

Ask Agent

## **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**

None

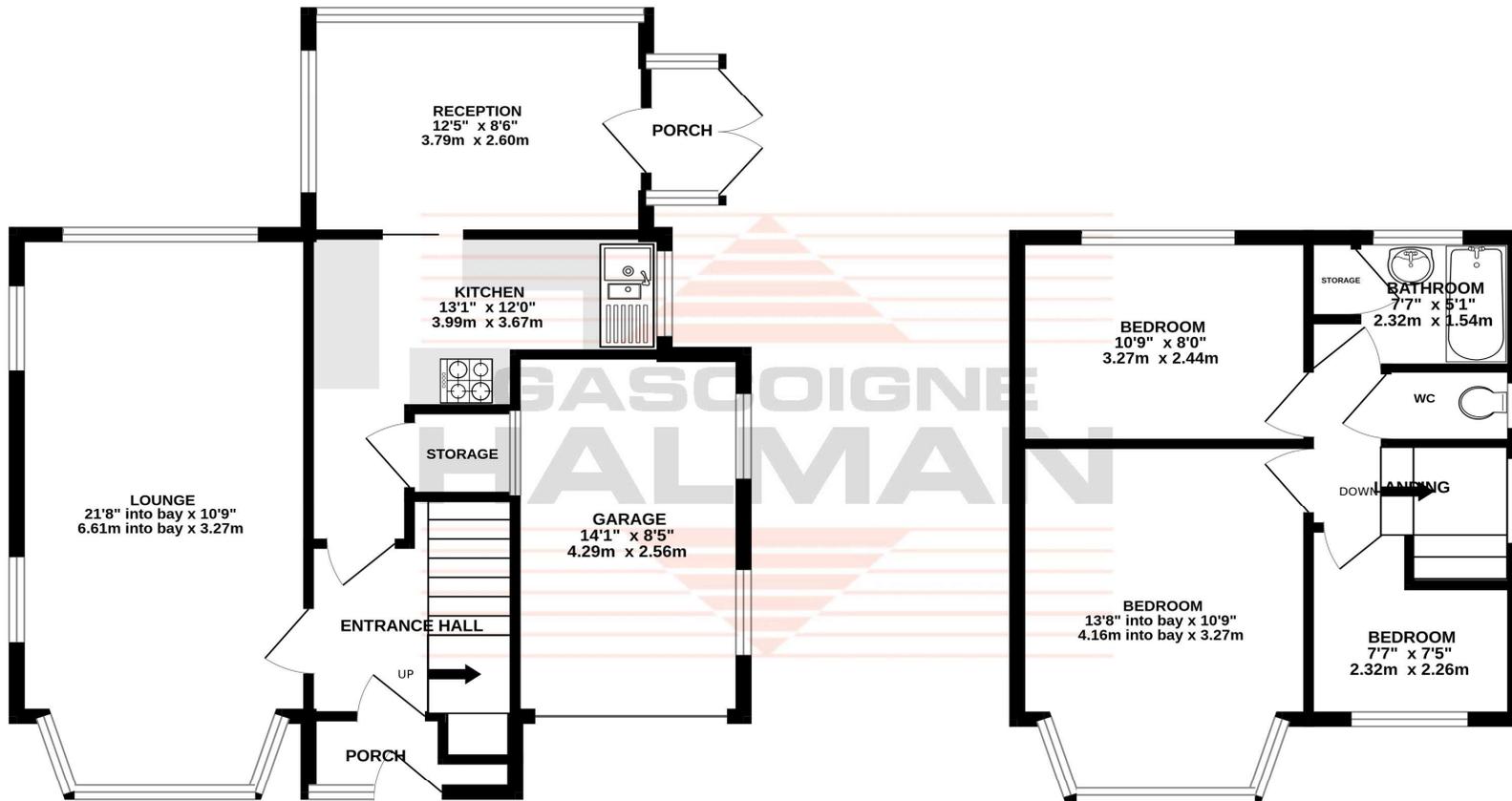
## **HAS PROPERTY BEEN FLOODED IN 5 YEARS**

No

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GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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