



**GASCOIGNE
HALMAN**

New Forest Road, Manchester
£700,000

THE AREA'S LEADING ESTATE AGENCY



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.

Property details

- 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



About this property

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.

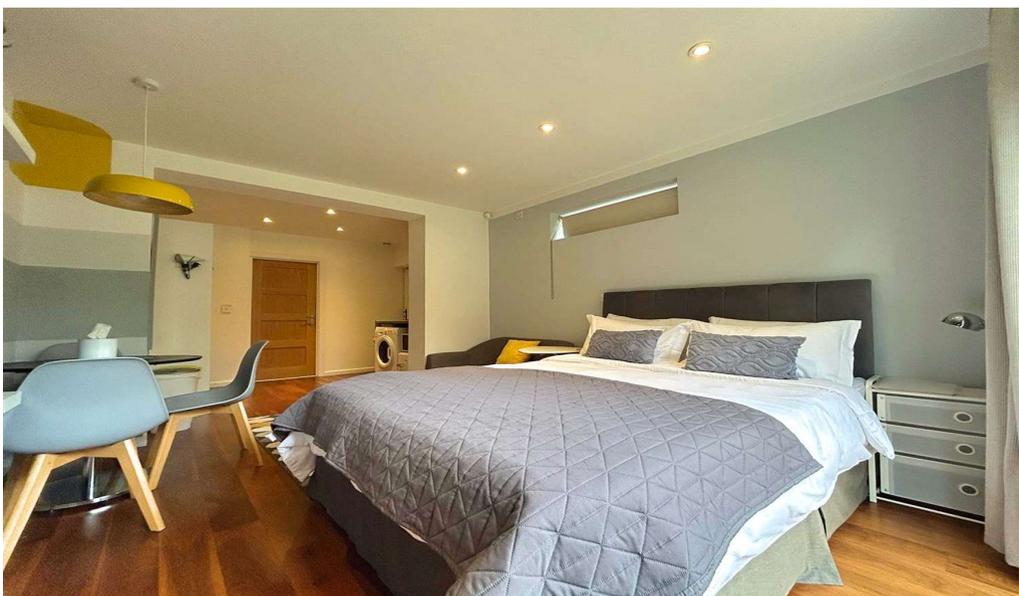
Externally the home benefits from a large driveway with part walled garden to the front and offers secure gated access on both sides of the property to the rear where there is a generous secluded garden, with raised decked seating area, mainly being laid to lawn, with mature planted borders, fenced boundaries 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.

















DIRECTIONS

M23 9JU

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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 the premises

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

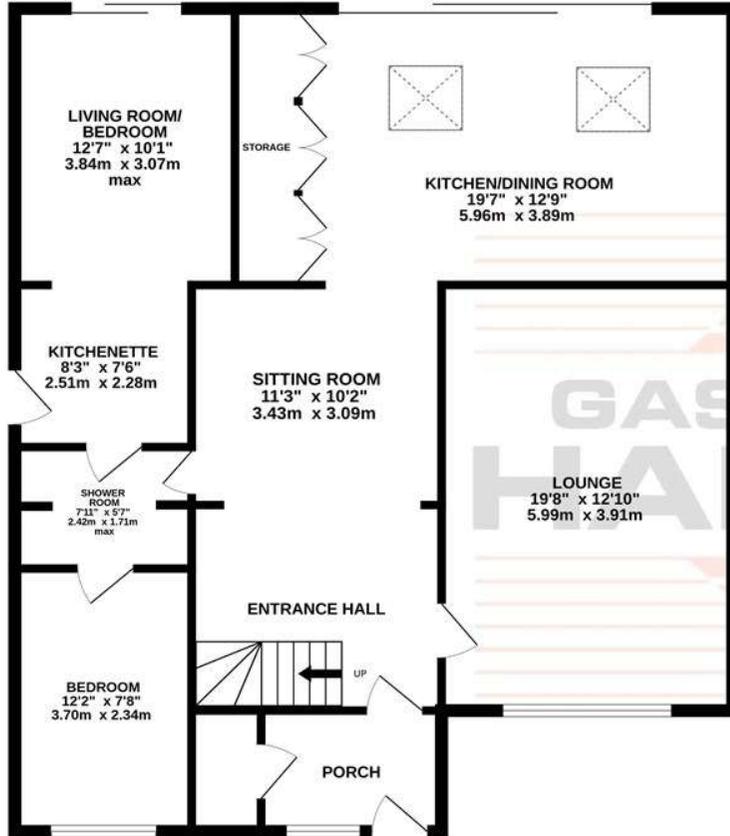
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

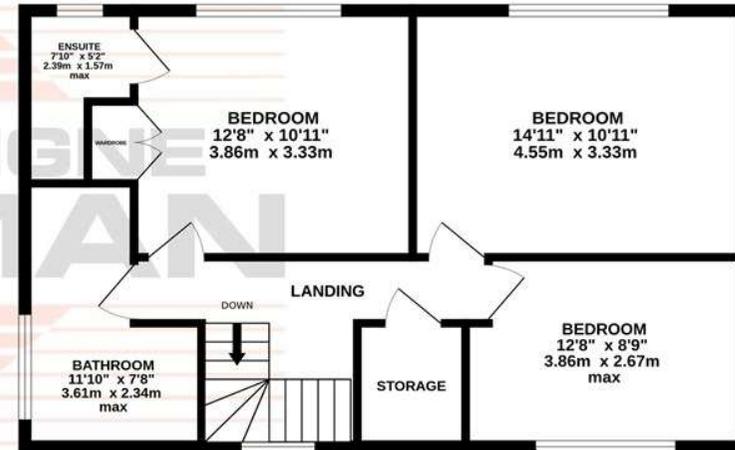
No

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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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