



ASHWORTH HOLME
Sales · Lettings · Property Management



48 NEWLYN DRIVE, M33 3LE
£450,000



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DESCRIPTION

AN IMMACULATE AND EXTENDED THREE-BEDROOM SEMI-DETACHED HOME, COMPLETELY RENOVATED TO AN EXCEPTIONAL STANDARD BY THE CURRENT OWNERS.

This superb property is ideal for buyers seeking a stylish, move-in-ready home that can be enjoyed for years to come—without the hassle, cost, or disruption of renovation work.

At the heart of the home is a stunning open-plan living/dining kitchen, complete with a central island, granite worktops, Velux windows, and bi-folding doors fitted with full-width, electrically operated blinds opening onto the private, south-facing rear garden. The garden has been professionally landscaped and features an initial patio area, perfect for outdoor entertaining.

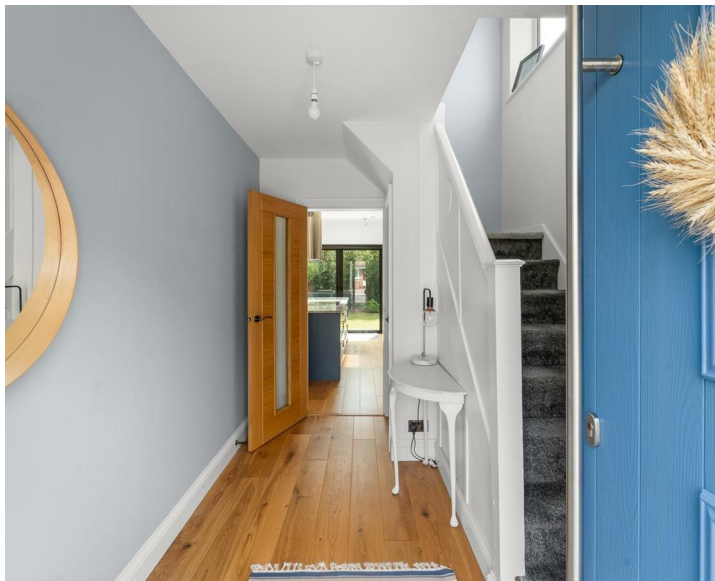
Internally, the property offers a beautifully appointed family bathroom, finished to a high specification with underfloor heating, a vaulted ceiling, and a Velux window, creating a bright and luxurious feel. Additional features include underfloor heating throughout the ground floor, a smart alarm system linked to your phone, CCTV, external power points, and a bespoke built external store with power and lighting. The loft is fully boarded and benefits from a pull-down ladder, lighting, and power, offering excellent additional storage.

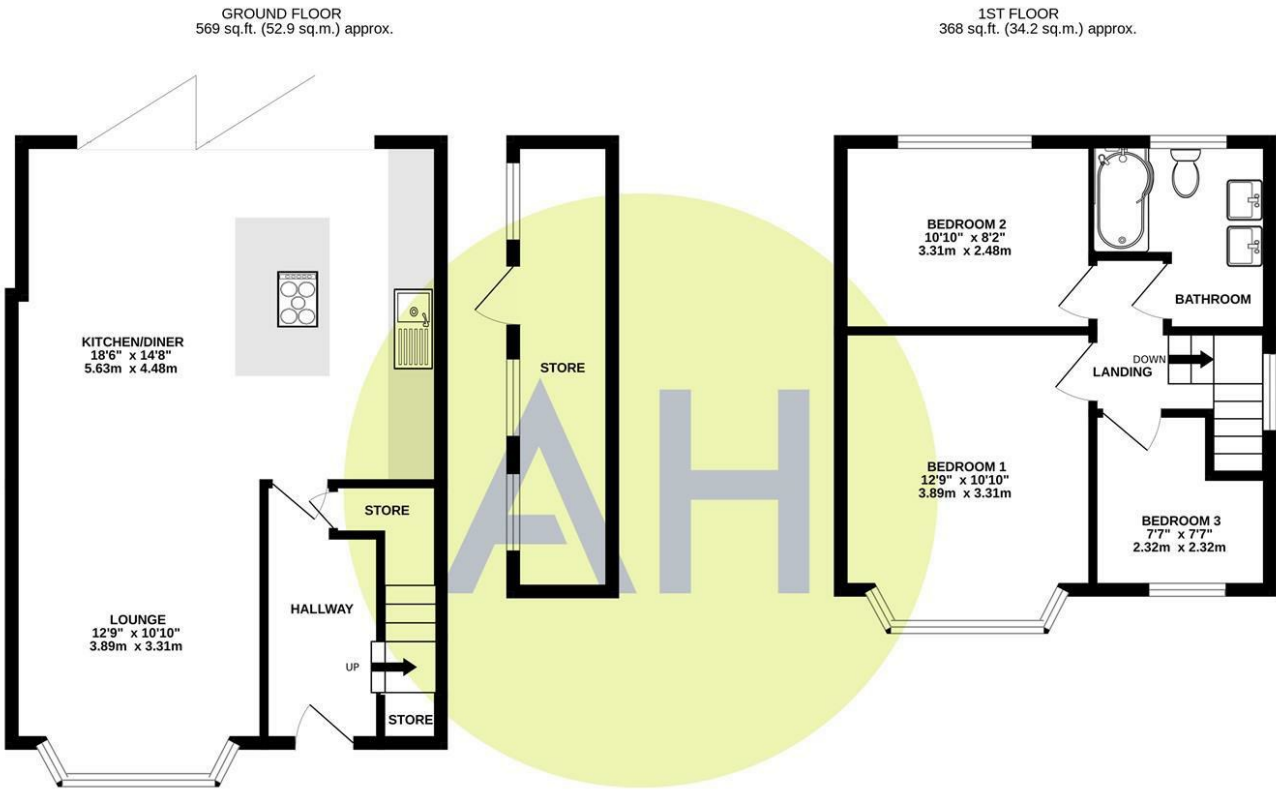
Positioned in a popular and convenient location, the property falls within the catchment area for Brooklands Primary School (please verify school catchments directly, as they can change annually depending on intake). Viewing is essential to appreciate the standard of accommodation on offer! FREEHOLD.

KEY FEATURES

- Fully renovated three-bed semi detached
- High-spec family bathroom
- Underfloor heating to ground floor
- Bespoke external store with power
- Stunning open-plan kitchen/living space
- South-facing landscaped garden with patio
- Smart alarm system with phone link
- Catchment for Brooklands Primary



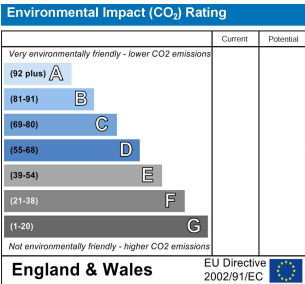
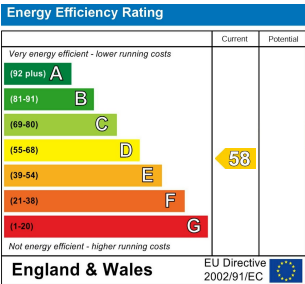




TOTAL FLOOR AREA : 937 sq.ft. (87.1 sq.m.) approx.

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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ASHWORTH HOLME

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