



28 Sedburgh Close

Sale

Offers Over £775,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Sale

A substantial, impressively appointed and intelligently extended contemporary themed executive-style detached house, measuring over 1,600 sqft, set in a exclusive cul-de-sac just off 'The Avenue', with a striking refitted open-plan living/ dining kitchen, three (potentially four) bedrooms, and two modern bathrooms, with a secluded rear garden, close to Sale, Ashton-upon-Mersey Village, in catchment of popular schools, and useful amenities.

Council Tax band: E

Tenure: Freehold

- Three Double Bedrooms
- Extensively Renovated and Largely Extended Throughout
- In Convenient Reach of Sought-After Schools and Transport Links
- Two Receptions plus a Substantial Living Dining Kitchen Area
- Tucked Away in a Cul-De-Sac Location
- Large Rear Garden and Ample Driveway Parking



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Set within a highly sought-after exclusive cul-de-sac of modern attractive residences just off 'The Avenue', a largely extended, strikingly enhanced and stylishly appointed executive-style detached home, with an immaculate contemporary finish including an outstanding living/ dining kitchen, occupying a favoured backwater position with a generous plot, and convenient setting close to Sale, in catchment of sought-after schools, and close to useful transport links and amenities.

Having been extensively renovated and intelligently enhanced in recent years, the home begins with a welcoming large entrance hall complete with feature panelling, to the left is a large living room with modern floating fireplace, tasteful décor with panelled walls, and direct access to the kitchen, to the right of hall is a versatile and spacious second reception room currently utilised as a playroom, again with access to the kitchen. Ahead of the hall is the impressive and extended main hub of the home, lead to by stylish herringbone-style flooring, the living/ dining kitchen, benefiting from an extensive program of remodelling, boasting a recently refitted 'Wren' kitchen with a wealth of base and wall units, with a statement central island with breakfast bar setting, enjoying quality integrated appliances, bi-folding doors to the garden, and generous living/ dining areas. There is also a useful ground floor w/c.









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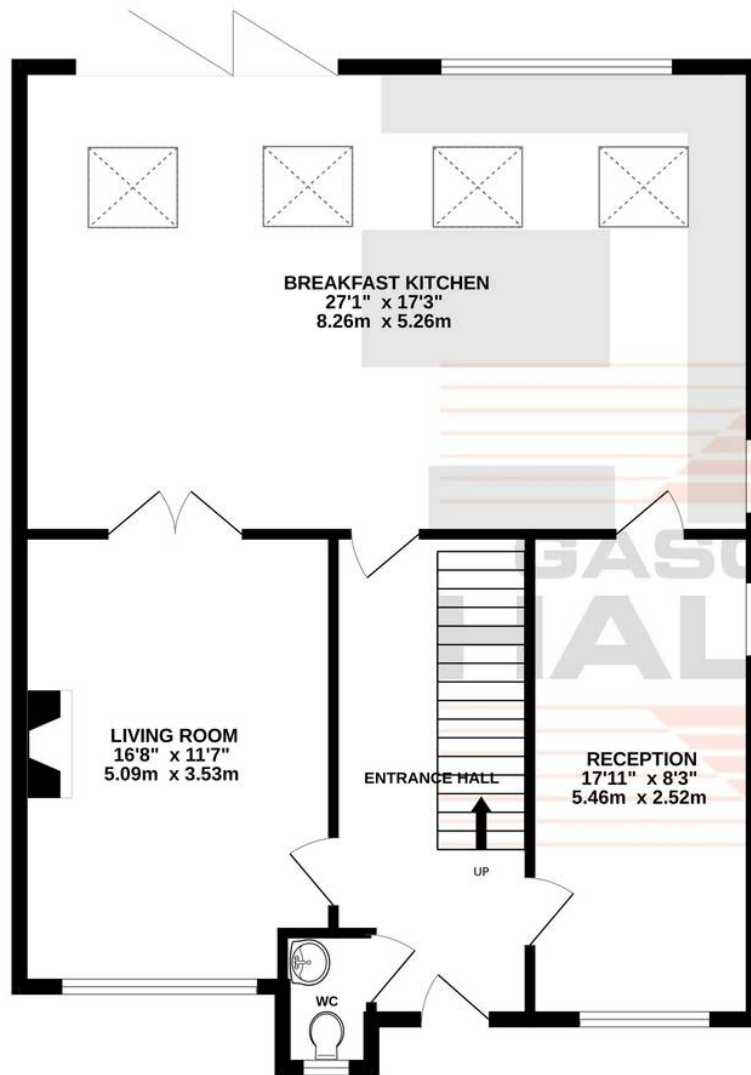
To the first floor, via the spacious landing, are three generous double bedrooms (having been altered from the original four bedroom design), there is a striking principal bedroom with stylish fitted wardrobes and modern fitted ensuite shower room, with bedroom two also benefiting from large fitted wardrobes, and bedroom three being substantial in size and provides ease to convert to the originally intended third and fourth bedroom. There is also an attractive refitted family bathroom complete with stylish tiling and quality suite.

The home enjoys the rare benefit of having undergone an extensive program of improvement in the last 12 months with quality refitted kitchen, decorative enhancements, and a superbly appointed contemporary finish throughout.

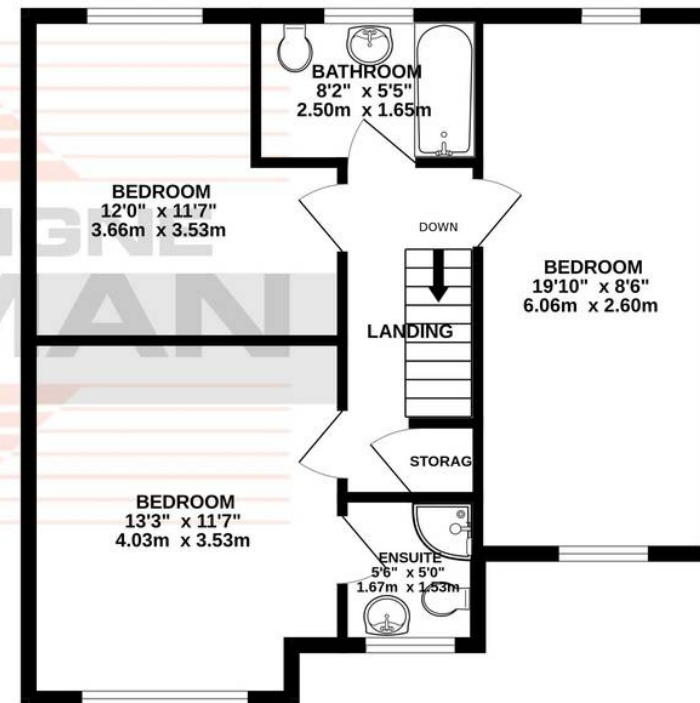
Externally the home occupies a generous tucked away plot, with ample off-road parking to the front, whilst to the rear is a large wide garden, mainly laid to lawn, with generous stone patio, and secure fenced boundaries.



GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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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