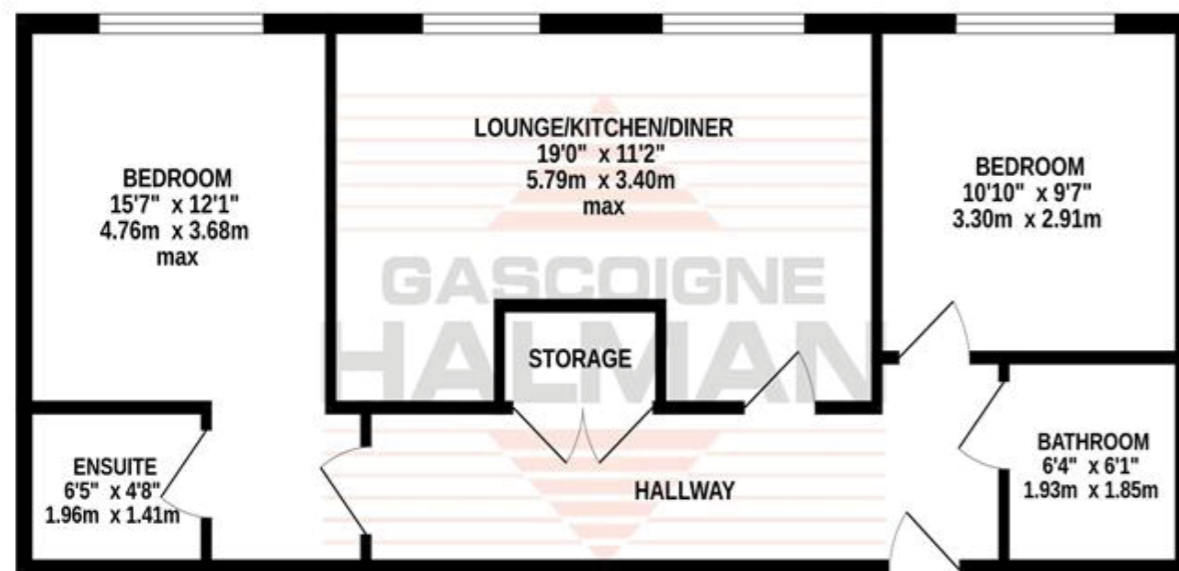


## APT 7 WOODHEYS

5 Dane Road, Sale

£260,000

FIRST FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.4 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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### NOTICE

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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Positioned within the sought-after Crossford Court development is this beautifully presented apartment. Crafted to a high standard and featuring modern design elements throughout, this first floor residence is sure to attract a diverse range of buyers. It offers an open-plan living area, designated parking, and is conveniently situated near excellent transport links, presenting a remarkable chance for various potential purchasers.

- First Floor Apartment
- Two Double Bedrooms, Modern Ensuite & Family Bathroom
- Allocated Parking For Residents

- Ideal Location Close To Metrolink and Town Centre
- Open Plan Lounge/Kitchen/Diner
- Range Of Bosch Fitted Appliances

**£260,000**

**APT 7 WOODHEYS**

5 Dane Road, Sale



Just a short stroll from Sale Town Centre, the Dane Road Metrolink station, and numerous other amenities, this impressive apartment is ideal for a broad spectrum of buyers.

Located on the first floor, the apartment features a spacious hallway with a practical storage cupboard that leads into a contemporary open-plan kitchen and lounge. The kitchen is equipped with a complete suite of BOSCH appliances and quartz countertops, complemented by two large windows that flood the space with natural light.

The accommodation is completed by two generous double bedrooms to either end of the apartment, master bedroom boasting ensuite shower room and a stylish three-piece modern bathroom. Additionally, there is an allocated parking space and access to electric vehicle charging points.

#### LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

#### DIRECTIONS

For Sat Nav purposes M33 7GY

#### TENURE

Leasehold - Subject to verification by Solicitor

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Trafford BC - Band B

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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