



**GASCOIGNE
HALMAN**

Dane Road, Sale
£950,000.00

THE AREA'S LEADING ESTATE AGENCY



A superb new build detached house tucked away from the main road and boasting four bedrooms, two en-suites and a family bathroom. Spacious hallway, open plan kitchen/dining/family room, lounge, study and utility room. South facing garden and off road parking.

Property details

- A superb newly constructed detached house of around 1,700 sq ft
- Great position set a long way back from Dane Road
- High quality specification throughout
- Beautiful private outlook to the rear
- Well planned accommodation throughout
- Supremely convenient location
- Off road parking for two cars and electric charger point



About this property

We are very pleased to offer this fine newly constructed detached house by Mansion House Group, builders of high repute.

The house sits at the end of a long driveway which serves two other properties and provides a spacious and well co-ordinated layout ideal for a growing family.

The ground floor offers entrance hall, giving access to the principle lounge with double doors onto the lawned garden. There is snug/study, utility room and downstairs WC. A large luxury living kitchen with an adjacent family area.

The house is built over two levels and the first floor provides four double bedrooms, two of which have private en-suites, the remaining bedrooms are served by a family bathroom.

The house is within a lovely setting, within a super private outlook to the rear over woodland, whilst the property also benefits from a Southerly facing large garden. There is ample parking for this fine family property.







DIRECTIONS

M33 2BY

COUNCIL TAX BAND

To be confirmed.

TENURE

Freehold

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

To be confirmed.

PRIMARY SOURCE OF HEATING

Air Source Heating

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

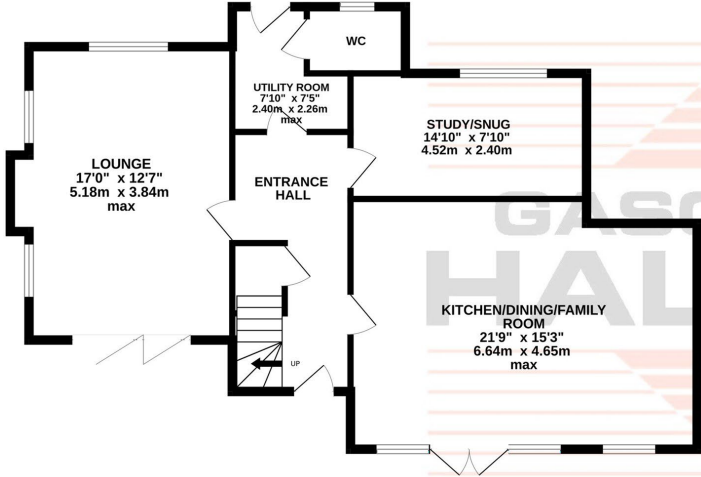
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

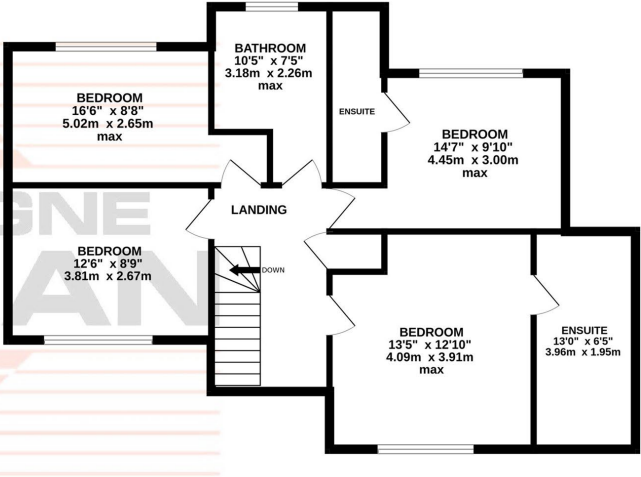
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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.
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 sale@gascoignehalman.co.uk
96 School Road, Sale, Cheshire, M33 7XB