



**Crossford Court, Dane Road, M33**

**Offers Over: £170,000**

*Leasehold*



## Crossford Court, Dane Road, M33

Welcome to this modern and well-appointed 1-bedroom first-floor apartment located within the highly sought-after Crossford Court development in Sale. This beautifully presented apartment offers the perfect combination of contemporary living, excellent transport links, and convenient access to local amenities.

Enjoy a spacious and versatile living area with a bright and airy open-plan layout, perfect for both relaxing and entertaining. The stylish kitchen is fully equipped with integral appliances, including a fridge/freezer, oven, hob, and dishwasher.

The generously sized double bedroom offers ample space for furniture, providing a comfortable and peaceful retreat. Large windows allow plenty of natural light to fill the room.

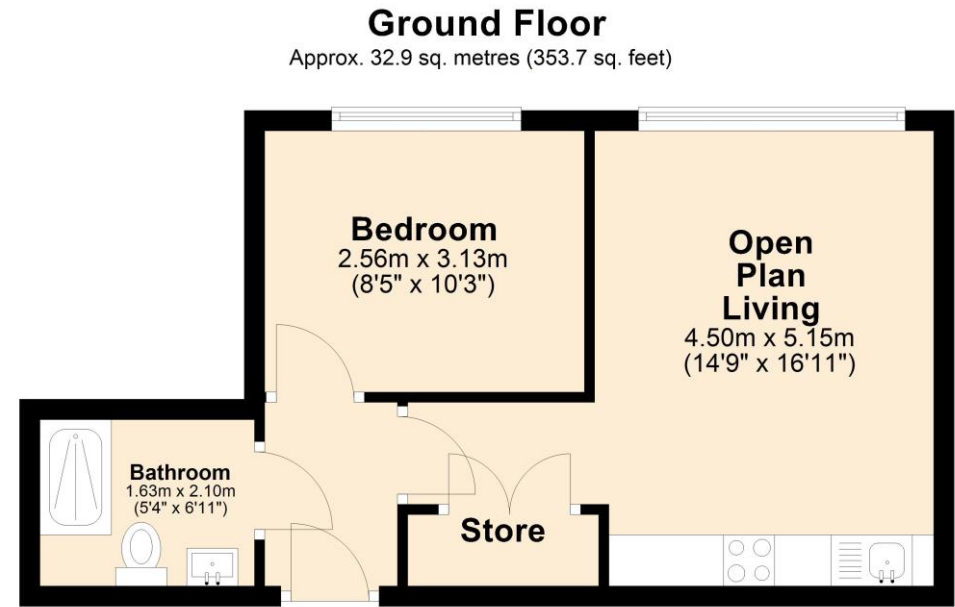
A modern bathroom features a sleek and stylish design with high-quality fittings, including a walk in shower, a contemporary vanity unit, and chic tiling throughout.

The apartment benefits from allocated parking, ensuring that you always have a convenient place for your vehicle. There is also the added benefit of electric car charging points, making it an ideal location for those with electric vehicles.

Located just a short walk from Sale town centre, Crossford Court is perfectly positioned for easy access to local shops, cafes, restaurants, and public transport. Sale Metrolink station is also within close proximity, providing direct links to Manchester city centre and surrounding areas. Enjoy the scenic surroundings of the nearby canal, ideal for walking, jogging, or cycling.

An ideal purchase for first time buyers, professionals and buy to let investors.

- Leasehold
- 999 years from and including 1 January 2020
- Council Tax Band A
- Service Charge £900 per year
- EPC Grade C



Total area: approx. 32.9 sq. metres (353.7 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.