



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**76 DANE ROAD, M33 7AZ**  
**£385,000**



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2





## DESCRIPTION

A CHARMING AND SPACIOUS VICTORIAN MID-TERRACE WHICH FORMS PART OF A HIGHLY POPULAR LOCATION WITHIN A MOMENTS WALK OF THE METROLINK AT DANE ROAD, FANTASTIC LOCAL SCHOOLS, THE MANY AMENITIES OF SALE TOWN CENTRE AND M60 MOTORWAY NETWORK.

This superb property benefits from a much larger than average rear garden and further gardens to the front which could easily be turned into off road parking. Further benefits include charming period features which include ornate ceiling coving, original joinery work and exposed original flooring.

In brief the accommodation comprises: entrance porch, entrance hallway, lounge with bay window, dining room and a kitchen which provides access to the rear garden. To the first floor there are three well proportioned bedrooms and a shower room. Externally to the rear there is a much larger than average rear garden which is mainly laid to lawn with an initial patio seating area in addition to a brick built outhouse providing storage. Further gardens to the front which could be turned into off road parking.

Warmed by gas central heating and double glazing throughout.

FREEHOLD. EPC=C. TRAFFORD COUNCIL TAX BAND=C.

## KEY FEATURES

- Three bedroom mid-terrace
- Charming period features throughout
- Much larger than average rear garden
- Double glazing & central heating
- Highly sought after & convenient location
- Just a moments walk from Dane Rd Metrolink
- Potential to create off road parking
- No onward chain & freehold



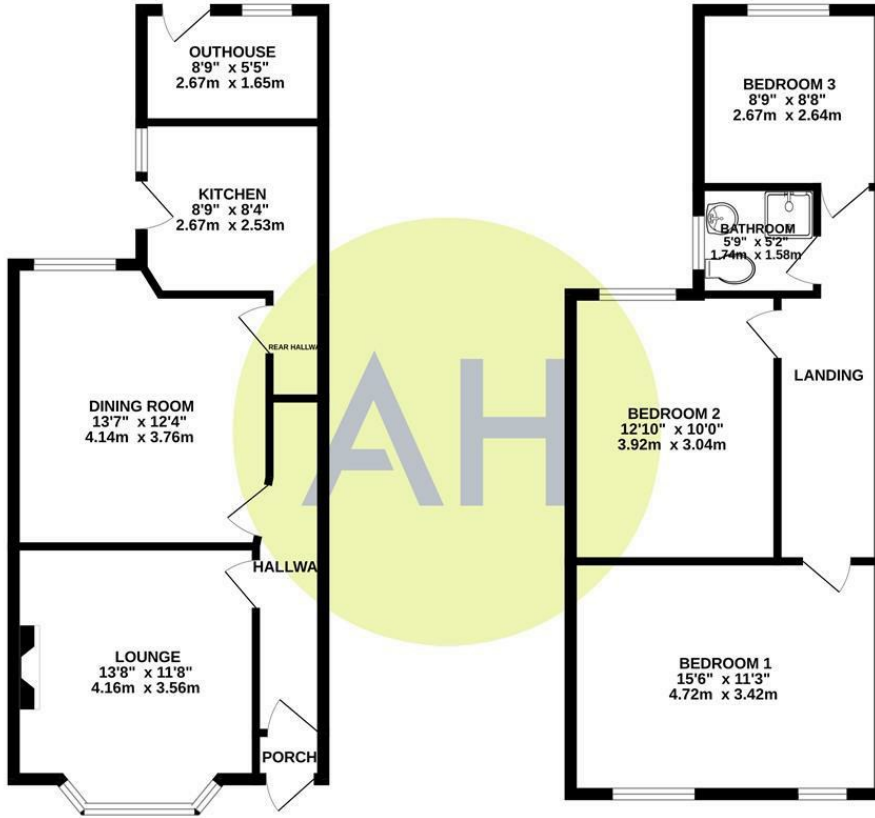






GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 v2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



## ASHWORTH HOLME

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