



ASHWORTH HOLME
Sales · Lettings · Property Management



24 DANE ROAD, M33 7AR
£265,000



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2



DESCRIPTION

A VERY WELL PRESENTED THREE BEDROOM MID-TERRACE, IDEALLY POSITIONED WITHIN A HIGHLY CONVENIENT LOCATION JUST A SHORT WALK FROM DANE ROAD METROLINK AND SALE TOWN CENTRE.

This attractive home offers well-balanced accommodation across three floors and is ready to move straight into, making it an ideal purchase for a first-time buyer or buy-to-let investor. The property has been thoughtfully updated by the current owner and features a modern open-plan layout perfectly suited to everyday living.

To the ground floor, the accommodation is centred around a spacious open plan living/dining kitchen, creating a sociable and versatile space. To the rear, there is a hallway with access to a contemporary shower room and a door leading out to the courtyard garden. To the first floor, there are two bedrooms, including a generous principal double bedroom. The second floor reveals a converted loft which provides a further spacious double bedroom – a rare and valuable addition for this style of property. Externally, there is a walled courtyard garden to the rear.

Ideally located within easy reach of Sale Town Centre, the Metrolink and the M60 motorway network.

NO ONWARD CHAIN.

KEY FEATURES

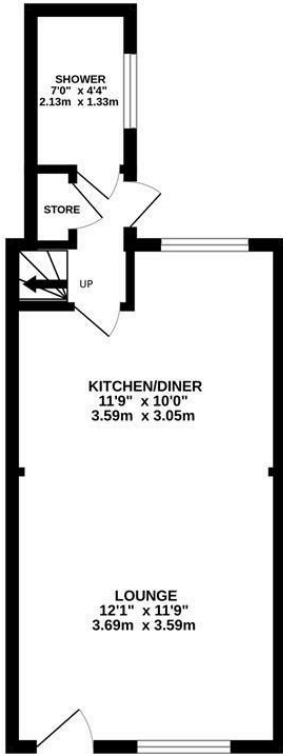
- Three bedroom mid-terrace
- Open plan living space
- Well presented throughout
- Close to Metrolink & town centre
- Converted loft bedroom
- Modern shower room
- Rear courtyard garden
- No onward chain



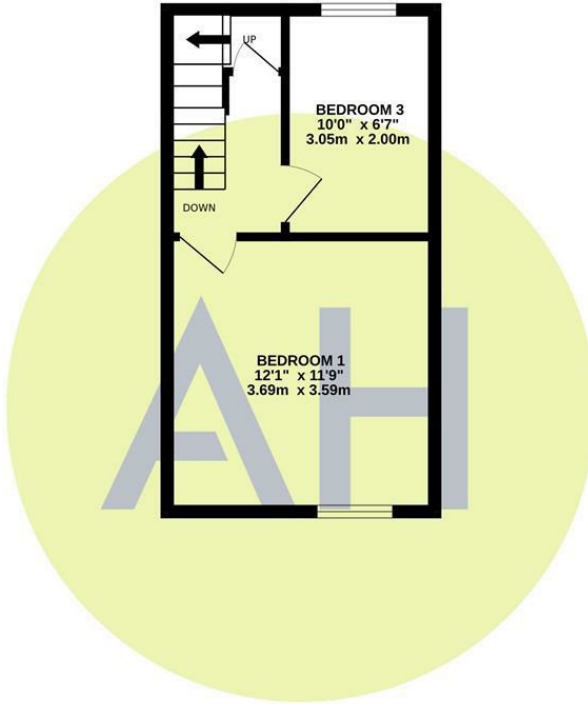




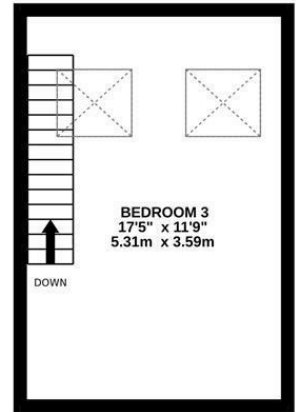
GROUND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		85
		57	

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



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