



Crossford Court, Sale, M33

Guide Price: £240,000

Leasehold

Crossford Court, Sale, M33

A beautifully presented two-bedroom, two-bathroom top-floor apartment in a highly sought-after Sale location

Situated within the popular Crossford Court development, just off Dane Road in Sale, this impressive second-floor apartment occupies the top floor of the building and offers spacious, contemporary living throughout. Ideally positioned for both commuters and those looking to enjoy everything Sale has to offer, Dane Road Metrolink is around a six-minute walk away, with Sale town centre approximately 13 minutes on foot and Sale Water Park also within easy walking distance. The property is conveniently placed for the M60, Trafford Centre and Manchester city centre.

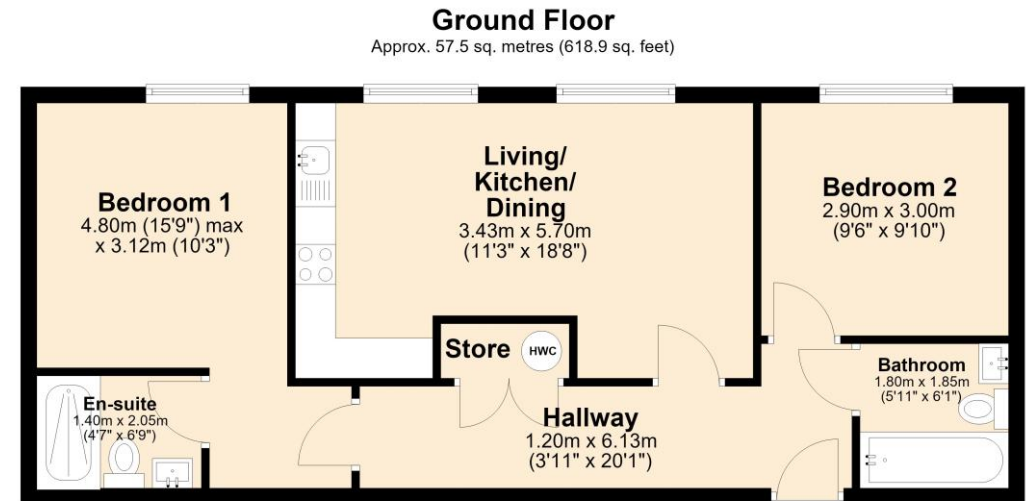
Internally, the apartment feels particularly spacious thanks to its generous proportions and high ceilings. At the heart of the home is an impressive open-plan kitchen, living and dining area, creating a bright and sociable space. The modern fitted kitchen features integrated appliances and ample room for dining, while custom-made plantation shutters provide a stylish finishing touch.

The generous main bedroom benefits from an en-suite shower room, while the second double bedroom, currently used as a home office, is positioned at the opposite end of the apartment alongside the main three-piece bathroom. This well-considered layout provides excellent separation and privacy between the two bedrooms, particularly beneficial when hosting guests or for those sharing the apartment.

Further benefits include no neighbouring apartment above, a private allocated parking space directly outside the main entrance and access to electric vehicle charging within the development.

Throughout, the apartment has been thoughtfully maintained and presented to a high standard, offering a spacious and well-designed home in a popular and convenient Sale location.

- EPC Grade C
- Leasehold
- 999 years from 1 January 2020
- Service Charge: £1,723.57 p.a (including building insurance)
- Ground rent: peppercorn (£0)



Total area: approx. 57.5 sq. metres (618.9 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.