



Danefield Road, Sale, Trafford, M33

Guide Price: £530,000

*Leasehold*

## Danefield Road, Sale, Trafford, M33

Situated on the sought-after Danefield Road in Sale, this modern four-bedroom townhouse offers stylish and versatile accommodation arranged over four impressive floors, making it an ideal family home. Perfectly positioned close to The Bridge pub, the Bridgewater Canal, Crossford Playing Fields, Dane Road Metrolink and Sale Town Centre, the property combines contemporary living with excellent local amenities and transport links.

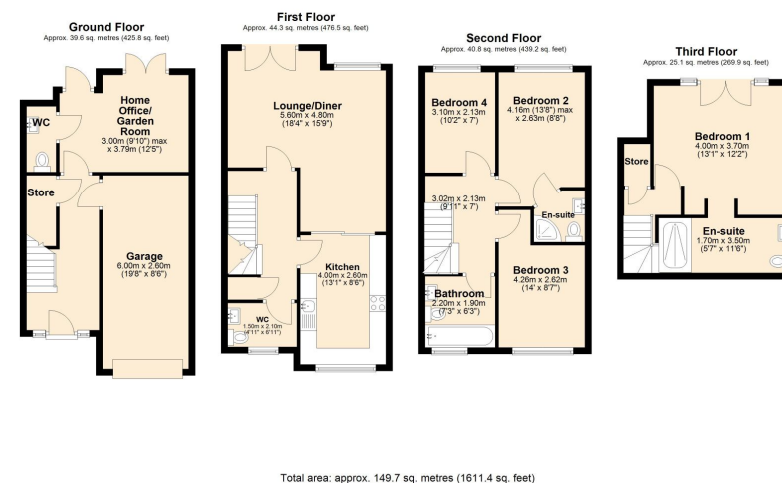
The home is accessed via electric gates, providing secure parking and a real sense of privacy. Upon entering, you are welcomed into a spacious entrance hall. To the right is access to the integral garage, fitted with an up-and-over door. The ground floor also benefits from a practical utility room with space for both a washing machine and dryer. To the rear is a versatile garden room, ideal as a home office or additional living space, featuring patio doors that open onto the rear courtyard. A convenient downstairs WC completes this level.

The first floor is the heart of the home, offering an impressive open-plan living arrangement. There is a store cupboard housing the boiler, along with a further WC. The contemporary kitchen is fitted with a range of base and eye-level units topped with sleek quartz work surfaces, and includes a wine cooler, sunken sink, dishwasher, Neff induction hob, Neff hide-and-slide oven, microwave oven, and integrated fridge freezer. Pocket doors open seamlessly into the spacious living and dining room, which is flooded with natural light and features French doors with a Juliet balcony, complemented by stylish plantation shutters.

On the second floor, there are three well-proportioned bedrooms, including two generous double rooms. The second bedroom benefits from its own en-suite bathroom and air conditioning. This floor also features a modern family bathroom fitted with a contemporary three-piece suite, serving the remaining bedrooms.

The top floor is dedicated to the luxurious main bedroom suite. This impressive space includes built-in wardrobes, French doors opening to a Juliet balcony, and a stylish en-suite shower room fitted with a walk-in shower, WC and wash hand basin, creating a peaceful and private retreat.

Externally, the property enjoys a private courtyard garden featuring a timber decked seating area and raised planters planted with bay trees, providing an attractive and low-maintenance outdoor space ideal for relaxing or entertaining.



- EPC Grade B
- Leasehold
- 999 years from 1 January 2013
- Ground rent £239.38/pa to Landmark Collections
  - Service charge £80 pcm
  - Council Tax Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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