



Northenden Road, Sale, Cheshire, M33

Offers Over: £325,000

Leasehold

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Situated on the ground floor of the popular Dane House development on Northenden Road, this well-presented two double bedroom apartment is offered with no onward chain, making it an ideal purchase for first-time buyers, professionals, or those looking to downsize. Benefiting from its own private entrance via patio doors, the property offers a rare combination of convenience, space, and privacy.

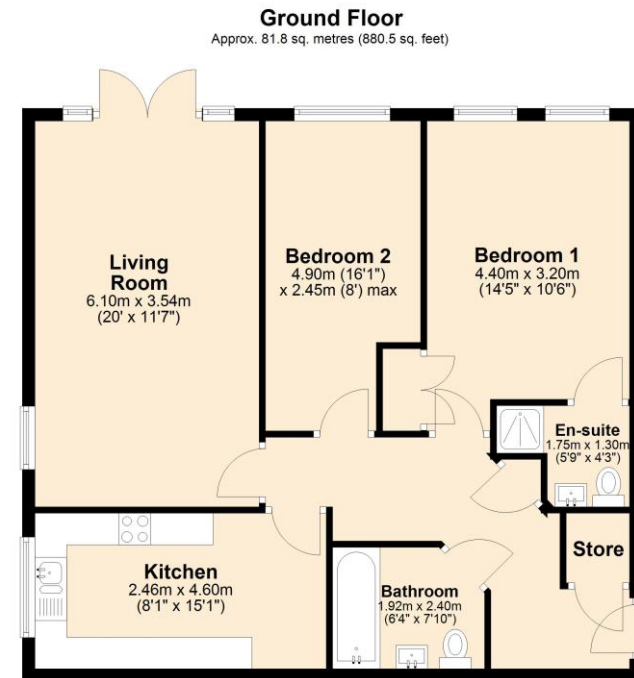
The property can be accessed via a well-maintained communal entrance leading into a spacious entrance hall, complete with a useful storage cupboard and attractive laminate wood flooring, setting the tone for the accommodation throughout. The living/ dining room is a fabulous size, providing ample space for both relaxing and entertaining, with patio doors opening directly onto the communal grounds and overlooking the residents' and visitors' parking.

The kitchen is generously proportioned and fitted with a range of base and eye-level units, integral appliances, and plenty of worktop space. There is also room for a dining table and chairs.

The main bedroom is an excellent double with fitted wardrobes and the added benefit of an en-suite bathroom, fitted with a walk-in shower, WC, and wash hand basin. Bedroom two is also a well-sized double, ideal for guests, a home office, or additional family accommodation. The main bathroom is fitted with a modern three-piece white suite, completing the internal accommodation.

Dane House is ideally positioned close to Sale Town Centre, which offers a wide range of shops, cafés, restaurants, leisure facilities and green spaces as well as the Bridgewater Canal. The area benefits from excellent transport links, including the Metrolink and nearby motorway access, making it ideal for commuters.

- Leasehold
- 999 years from 5 April 2002
- Service Charge - £125pcm
- Ground Rent - £388.90pa
- EPC Grade C
- Council Tax Band D



Total area: approx. 81.8 sq. metres (880.5 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 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.