



**Skaife Road, Sale, M33**

**Offers Over: £800,000**

*Freehold*

## Skaife Road, Sale, M33

Situated on the ever-popular Skaife Road in Sale, this impressive four double bedroom detached residence offers spacious and versatile accommodation, ideal for modern family living. The property is conveniently positioned close to Sale Moor Village, excellent motorway networks, Sale Water Park with its Metrolink station, Worthington Park, and falls within the catchment for outstanding local schools.

The property is approached via a blocked-paved driveway providing off-road parking, alongside a neatly maintained hedged front garden and gated side access. Entry is gained through a welcoming entrance porch leading into a generous main hallway, complete with useful understairs storage and stylish tiled flooring that flows seamlessly into the heart of the home.

To the front of the property is a well-proportioned living room featuring a charming bay window, an Gas fire with sandstone surround, and a comfortable setting for relaxing evenings. Also on the ground floor is a convenient downstairs WC.

To the rear, the home opens into an impressive open-plan kitchen, dining and living space designed for both entertaining and everyday family life. The kitchen is fitted with an extensive range of modern units and integral appliances including a wine fridge, five-ring gas hob, dishwasher, oven, warming drawer, and full-size fridge and freezer. There is ample space for both dining and seating areas, with French doors opening directly onto the rear garden, creating a bright and sociable living environment. A separate utility room provides additional storage and appliance space.

The first floor hosts two well-appointed bedrooms and the family bathroom. The landing is enhanced by a striking large stained-glass window, allowing natural light to flood the space, along with additional storage. The main bedroom is positioned to the front with a bay window, built-in bedroom furniture, and a contemporary en-suite bathroom comprising a walk-in shower, WC, and wash hand basin. Bedroom two is a generous double room benefitting from fitted wardrobes. The family bathroom is a spacious four-piece suite including a walk-in shower, bath, WC, and wash hand basin.

The second floor offers two further double bedrooms, both thoughtfully fitted with bedroom furniture, making them ideal for guests, older children, or home working spaces. This floor is complemented by an additional bathroom fitted with a walk-in shower, WC, and wash hand basin.

Externally, the rear garden is fully enclosed and mainly laid to lawn, complemented by a paved patio area ideal for outdoor dining and entertaining. Timber fencing provides privacy, and the garden also benefits from outdoor power points, enhancing its practicality for modern outdoor living.



- Freehold
- EPC Grade B
- Council Tax Band F





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	84 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## The Property Man

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### 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.