



Highgates

Dane Road, Sale, Cheshire, M33 2LN



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THE FIXED FEE ESTATE AGENTS

Description

A rare opportunity to purchase a modern executive detached property situated on a prestigious gated development just off Dane Road. The property itself is located within walking distance of the local metrolink and enjoys excellent commuter links. In brief this fabulous family home comprises: Entrance Hallway, Cloaks WC, Study, Lounge, Dining Room and Kitchen. To the first floor there is a spacious landing providing access to four well proportioned Bedrooms, Family Bathroom and an En-Suite Shower Room. The property boasts fabulous views from the rear bedrooms of the local playing fields. Externally to the rear there are private walled gardens being mainly laid to lawn with mature shrubbery borders and a patio area in the foreground; there is also a gate opening onto the playing fields to the rear. Further gardens to the front of the property and a long private driveway leading to a brick built garage which is initially accessed via communal electric gates with intercom. DON'T MISS OUT ON THIS ONE!!

Key Features

- Executive Detached
- Gated Development
- Four Bedrooms
- Three Reception Rooms
- Well Presented
- Fabulous Views





"An executive detached property situated on a prestigious gated development with excellent transport links"

Dimensions

Ground Floor	
Entrance Hallway	
Cloaks WC	
Study	9'5" x 6'6"
Lounge	16'3" x 12'0"
Dining Room	14'4" x 8'8"
Kitchen	10'9" x 10'0"

Dimensions

First Floor	
Landing	
Bedroom One	13'0" x 12'1"
En-Suite	
Bedroom Two	10'2" x 9'6"
Bedroom Three	9'6" x 9'1"
Bedroom Four	10'2" x 7'5"
Family Bathroom	6'6" x 6'4"

Externally
Garage



GROUND FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1191 SQ.FT. (110.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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