



197 Dane Road, Sale

Sale

£1,150,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



197 Dane Road

Sale

An exclusive, substantial, and luxurious detached executive style home, with immaculate and intelligently designed accommodation circa 2,880 sqft, including a welcoming refitted dining kitchen with striking vaulted extended dining area, and five extensive bedrooms with a breathtaking principal suite, set within a beautifully landscaped generous gated plot, ideally position close to Sale Moor, Sale, in catchment of key schools including Sale Grammar, and useful transport links.

Council Tax band: F

Tenure: Freehold

- An Extensive And Stylishly Appointed Modern Detached Residence
- An Exclusive Development Constructed Just Over 20 Years Ago
- Located In Catchment of Popular Primary and Secondary Schools Including Sale Grammar
- With A Striking Open Plan Living/ Dining Kitchen With Vaulted Conservatory
- Boasting Five Well Sized Bedrooms Including An Outstanding Principal Bedroom Suite
- Enjoying Three Modern Bath/ Shower Rooms
- Set In A Substantial Plot With A Beautifully Landscaped And Secluded Rear Garden
- Sought-After Location Close To Sale Moor, Sale and Key Transport links Including Two Met Stops





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This exceptional five-bedroom detached residence offers an outstanding blend of modern luxury, generous proportions, and thoughtful design, occupying a highly desirable position being close to Sale Moor village, Sale, useful transport links including met stops, and in catchment of revered primary and secondary schools including Sale Grammar. Constructed just over twenty years ago, the property remains within its infancy, boasting impressive kerb appeal with its attractive bay-fronted, part-rendered elevations and a commanding approach via a large block-paved driveway with electric gates.

Upon entering, the spacious hallway with elegant flooring and a neutral palette welcomes you into a home designed for both family living and entertaining. The heart of the property is the expansive open-plan living and dining kitchen, where sleek cabinetry, integrated appliances, and ample worktop space create an inspiring environment for culinary pursuits. This space seamlessly flows into a striking vaulted conservatory, flooded with natural light and offering panoramic views of the beautiful rear garden, with direct access for effortless indoor-outdoor living. Adjacent, a separate utility room provides practical storage and laundry facilities, while the main reception room features a contemporary wall-recessed wood-burner and double doors to the garden. A second versatile reception room serves as an ideal home office or playroom, and a separate storage room housing a lift (removable if not required), complemented by a guest w/c and integral garage access.



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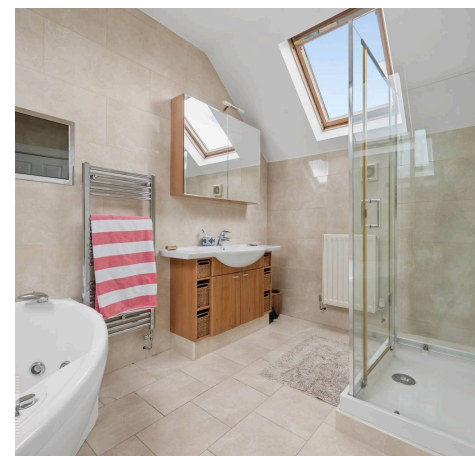
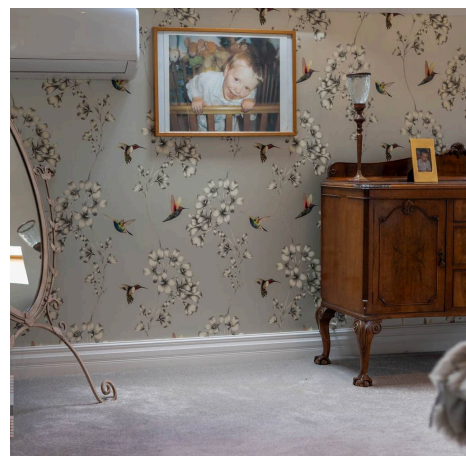
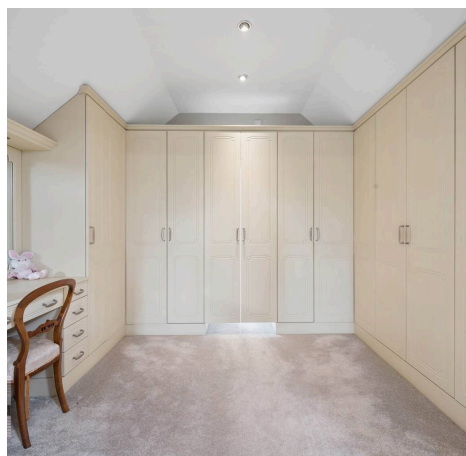
Led to by a handsome feature oak balustrade and stylish detailing, the first floor hosts four spacious double bedrooms, two with extensive fitted wardrobes, and a modern jack and jill shower room between bedrooms four and five. Bedroom three enjoys its own private balcony with delightful views over the garden. The family bathroom is finished with a contemporary suite, including a freestanding bath with shower over.

The principal suite, occupying the entire second floor, is a true sanctuary with a large bedroom, substantial dressing area, and a concealed luxurious en-suite featuring a jacuzzi bath, separate shower, and high-quality fixtures. Air conditioning to the principal suite and bedroom two ensures year-round comfort.

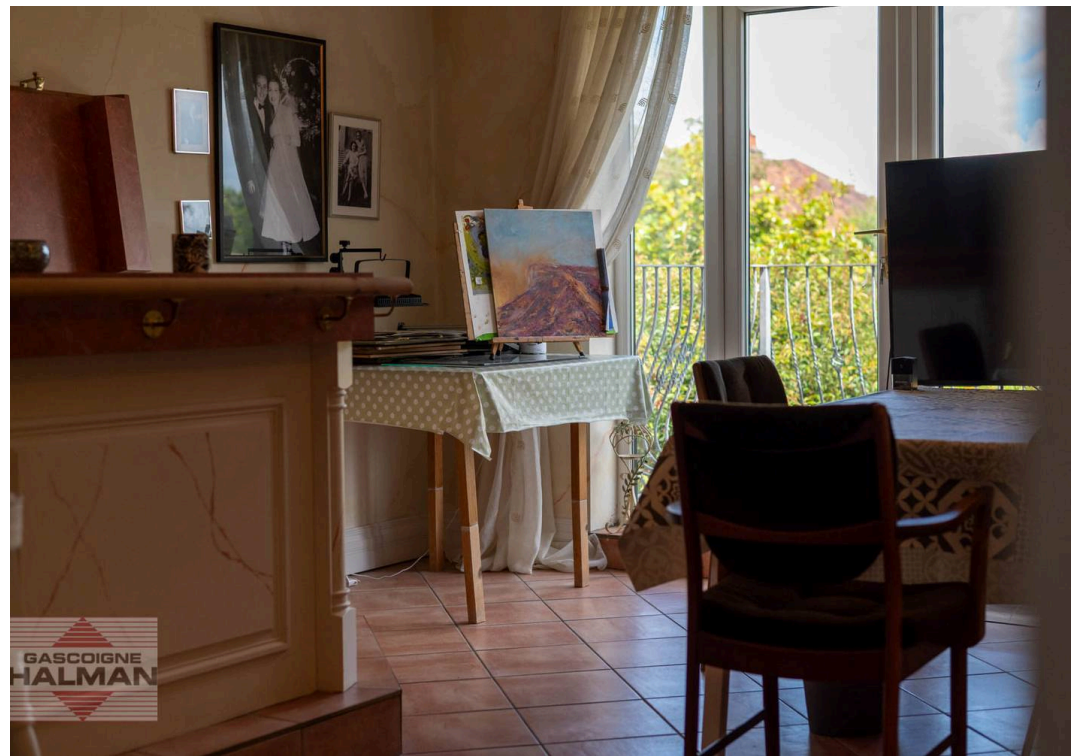
The outside space is as impressive as the interior, offering a beautifully landscaped and secluded rear garden that provides a tranquil retreat from the bustle of daily life. The generous plot is thoughtfully designed with a central manicured lawn bordered by mature planting, creating a lush and private setting for both relaxation and recreation. An expansive stone patio is complemented by a charming path meandering to a concealed vegetable planting area, detached summerhouse/outbuilding, and useful hard-standing working area.

The property is perfectly positioned within catchment of highly regarded primary and secondary schools, including Sale Grammar, and is close to Sale Moor, Sale town centre, and key transport links including two Metrolink stops.

Agent's Note: our client intends to remove the following plants from the rear garden; 1 hydrangea, 4 peonies, 8 roses, 1 tree, 6 perennials, 2 shrubs, 1 garden arch, 1 dove cote, 1 water feature, all potted plants.



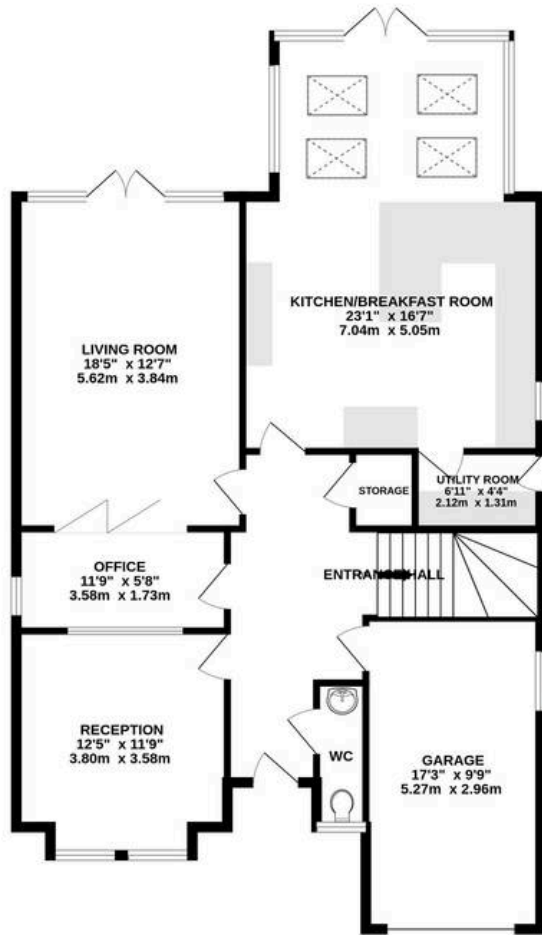




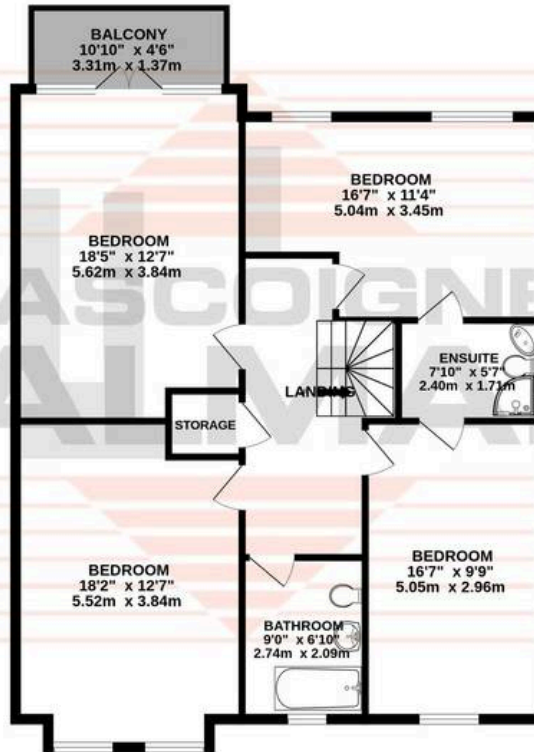




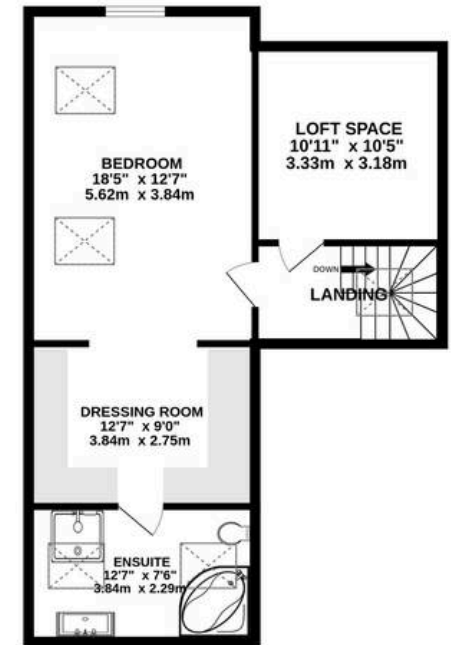
GROUND FLOOR
1217 sq.ft. (113.1 sq.m.) approx.



1ST FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



2ND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 2880 sq.ft. (267.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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