

57 BEECH ROAD

Sale

£325,000

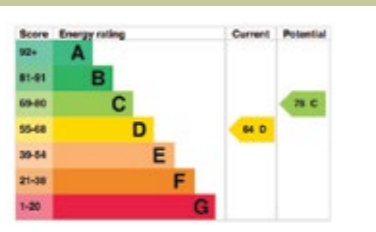
GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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THE AREAS LEADING ESTATE AGENCY

Sale

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GASCOIGNE HALMAN

- Bay Fronted Semi Detached Residence
- Three Well Proportioned Bedrooms
- Open Plan Lounge/Dining Room

- Prominently Positioned Within Walking Distance To Sale Moor Village
- In Need of some Modernisation
- Must Be Viewed To Be Appreciated

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DESCRIPTION

This well presented semi detached residence is prominently positioned within walking distance to local amenities and excellent transport links. Internally the property includes an entrance hallway which leads through to a generous bay fronted open plan lounge/dining room with sliding doors leading on to the rear courtyard and a modern fitted kitchen complete the ground floor accommodation. To the first floor are three well proportioned bedrooms and a three piece family shower room. The property benefits from a loft room which provides ample of extra storage space and potential to create further living space (STPP).

Externally, there is off road parking and a private rear garden with paved patio area. The property offers a convenient setting close to Sale Moor village and the surrounding motorway network.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav purposes: M33 2FA

TENURE

Freehold - Subject to verification by Solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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