



**GASCOIGNE
HALMAN**

Beechfield Close, Sale
£180,000

THE AREA'S LEADING ESTATE AGENCY



Located in a quiet yet convenient cul-de-sac, this larger than average two-bedroom apartment on the first floor features its own private entrance. With the advantage of parking and communal gardens, this property is sure to attract first-time buyers, investors, or individuals seeking to downsize. No Chain.

Property details

- First Floor Apartment With Private Entrance
- Highly Convenient Location Close To Sale, Timperley & Altrincham
- Spacious Lounge/Diner & Kitchen
- Two Generous Bedrooms - Both With Fitted Storage Cupboards
- Residents & Visitors Parking
- No Chain



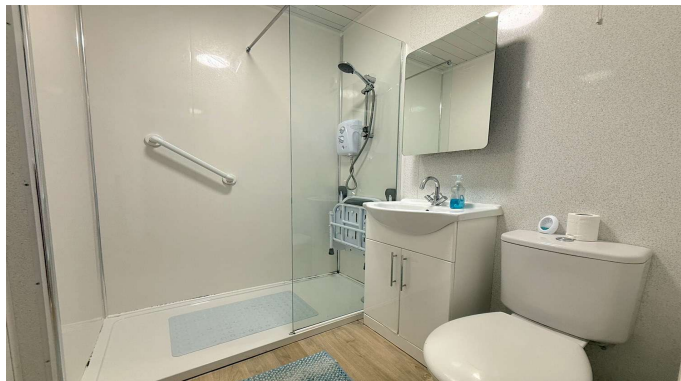
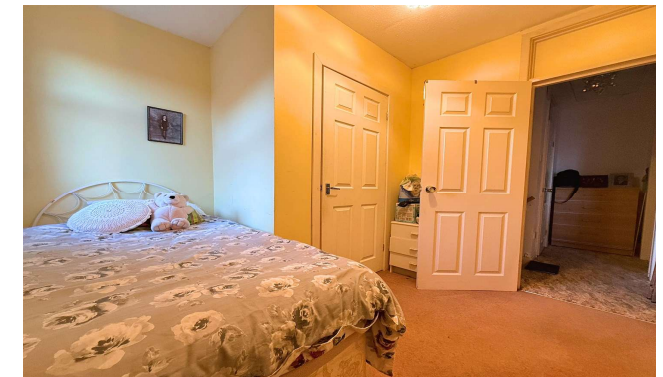
About this property

Beechfield Close is situated in a highly convenient location, providing access to nearby towns and villages such as Altrincham, Sale, and Timperley. The property also offers easy connectivity to Manchester's extensive motorway network and accessible transport links.

The accommodation briefly consists of a private entrance that leads into a spacious entrance hallway. On the first floor, there is a living/dining room that features a large window overlooking the gardens, a fitted kitchen, and two generously sized bedrooms, with the second bedroom revealing a large storage cupboard, all serviced by a bathroom with a three-piece suite.

Externally, the property enjoys resident parking along with ample visitor parking. Additionally, there are beautifully maintained communal gardens. No Chain!





DIRECTIONS

M33 4EH

COUNCIL TAX BAND

A

TENURE

Leasehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	32 F	
1-20	G		

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

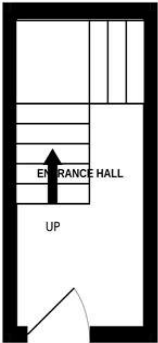
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

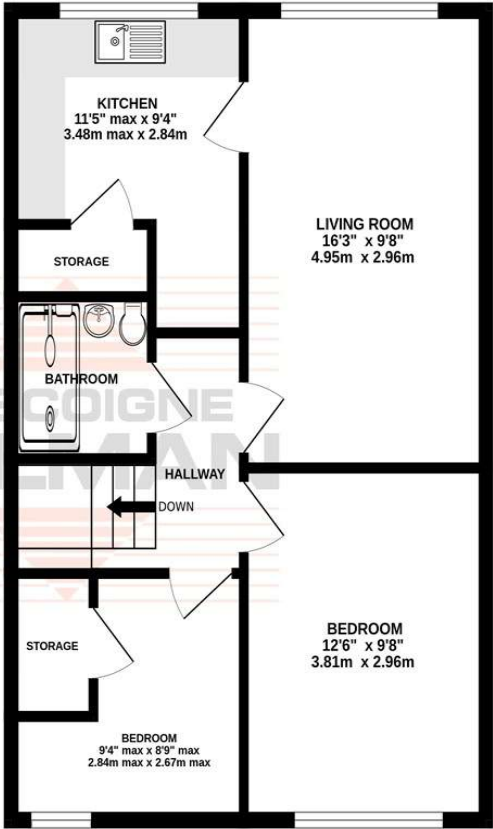
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
65 sq.ft. (6.0 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 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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