



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Beechfield Close, Sale  
£180,000



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.

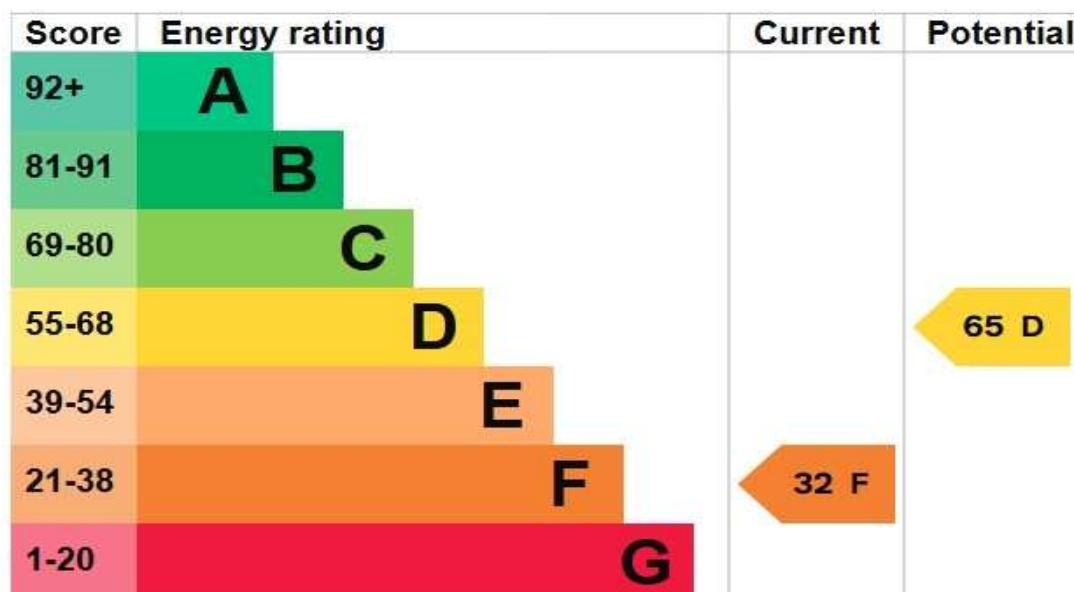
## LOCAL AUTHORITY

Trafford B C

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



## 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

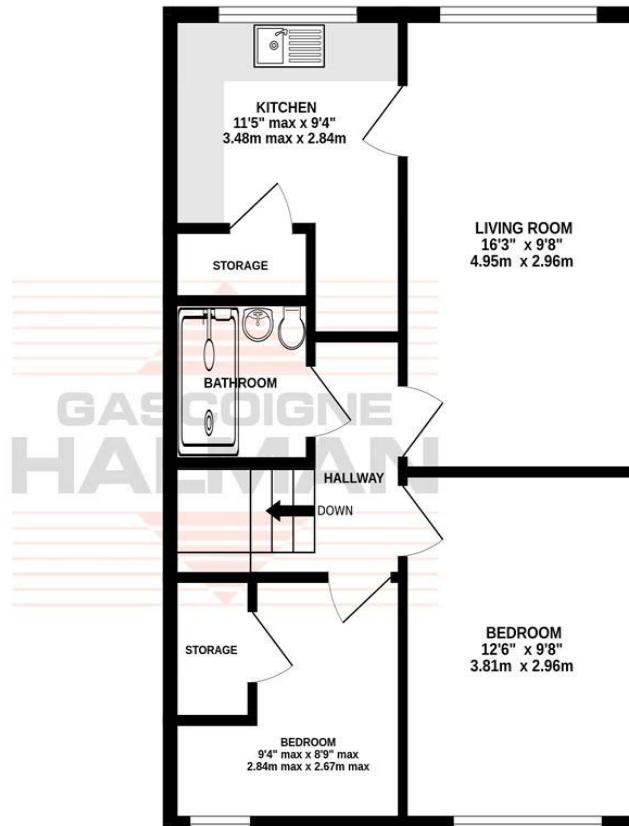
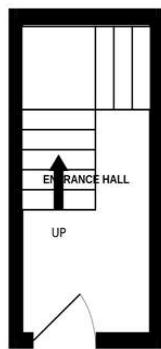
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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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 floorplan is for guidance 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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