

Beech Grove, Sale, M33 6RT



THIS FABULOUS FAMILY SIZED END TERRACED in the heart of Sale; situated in a quiet cul-de-sac and within catchment area of several excellent local schools. Providing generously proportioned accommodation over three floors. Briefly comprising: Entrance hallway. Lounge to the front of the property with feature gas fire. Separate dining room with patio doors to enclosed rear garden and patio area. Stripped wooden flooring throughout the ground floor. Modern fully fitted kitchen. Separate utility room to the rear housing appliances. Dry cellar providing excellent storage space. Stairs leading to first floor: Two double bedrooms. Modern bathroom with shower over the bath. Stairs leading to second floor: Loft conversion with velux windows, which can be used for multiple uses. GCH. Enclosed rear garden and patio area. A beautiful period property that wont be around long . Great extension potential subject to PP. NO CHAIN.

Asking Price £399,950

FRONT ENTRANCE

On entry to the property there is a front small garden which is mainly laid with gravel .

HALLWAY

24'3" (7m 39cm) X 5'2" (1m 57cm)

From the wooden front door you enter into a long hallway with stairs to the first floor, wall mounted radiator, original wood flooring and centre light fitting.

LOUNGE

13'6" (4m 11cm) x 11'8" (3m 55cm)

Wooden original stripped door into a spacious lounge with double front wooden sash windows, feature fireplace, TV Aerial, original flooring and pretty cornice centre light fitting.

DINING ROOM

11'8" (3m 55cm) X 14'4" (4m 36cm)

Wooden original stripped door into a good sized dining area with original floors and upvc patio doors to the rear of the property, modern radiator, centre light fitting and opening into the kitchen area

KITCHEN

8'3" (2m 51cm) x 8'2" (2m 48cm)

A step down into a fitted kitchen area with a range of base and wall units, stainless steel sink and drainer, tiled walls, laminate flooring, wooden window to the rear, spotlights to the ceiling and entry to the cellar

CELLAR

14'1" (4m 29cm) X 12'5" (3m 78cm)

Stairs down to a useful cellar which stores the electric and gas meters. Concrete flooring, UPVC double glazed window, centre light fitting.

STAIRS AND LANDING

Wooden staircase to the first and second floor which are carpeted with modern brass trims. The landing is so spacious they are currently using this as an office area

MASTER BEDROOM

11'9" (3m 58cm) x 9'2" (2m 79cm)

Wooden original door into a spacious master bedroom with wooden sash window, carpeted flooring, centre light fitting and radiator.

BEDROOM 2

9'8" (2m 94cm) X 12'5" (3m 78cm)

Wooden original door into a double bedroom with a fitted storage cupboard, carpeted flooring, upvc double glazed window, radiator and centre light fitting

STAIRS TO SECOND FLOOR

Wooden staircase to second floor which is carpeted, wooden side sash



window and entry to the third double bedroom.

LOFT ROOM

11'3" (3m 42cm) x 9'2" (2m 79cm)

Stairs up to a bright spacious loftroom which has storage in the eaves, fitted wardrobes, two velux windows, a centre light fitting and is carpeted. Could be used as a playroom/office or storage.



UTILITY AREA

To the rear there is a useful utility area holding the washing machine, dishwasher and boiler accessed via a wooden door. This is in an outbuilding mainly made from brick with a small window.



REAR GARDEN

To the rear of the property is a paved patio area and a private lawn area.

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DISCLAIMER 2

Warranty in relation to the property. We are not qualified to confirm that power points, showers, central heating systems, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.





3 BED VICTORIAN TERRACED

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