

Beech Grove, Sale, M33 6RT



THIS PRETTY HIDDEN GEM TWO BED TERRACED property with useful cellar chambers is in a perfect location close to all the good trafford schools and close to good motorway links/Sale town centre. The property comprises of;- Porch into a long hallway with high ceiling, original cornice and original wood floors. Through lounge and dining area with door off to conservatory and kitchen area. The kitchen has a range of wall and base units with integrated dishwasher and NEFF cooker and hob, there is also a good sized space for an extra dining area. Two useful cellar chambers for storage or used as an office with electric power points. To the first floor is a master bedroom, a second double bedroom and a large bathroom. To the front of the property is a small gardens mainly laid with shrubs and a pathway to the front door. To the rear of the property is a private pretty cottage style garden with decked area . FABULOUS LOCATION!!!

Asking Price £395,000

PORCH

4'5" (1m 34cm) X 5'4" (1m 62cm)

Enter into the property through the wooden porch with tiled flooring, wooden frame and glass frosted side panels with a glass front door which opens into the property.

HALLWAY

12'7" (3m 83cm) x 3'12" (1m 21cm)

A frosted glass front door into the hallway with high ceiling, original cornice and original wood floors. A wall mounted radiator to the side and access to the stairs to the first floor.

LOUNGE/DINING ROOM

13'9" (4m 19cm) x 11'10" (3m 60cm)

A large through lounge with original wood floors. The front part, the sitting area, has a feature gas fire with a cast iron insert and decorative mantelpiece and the original cornices around the high ceilings. A pair of UPVC double glazed windows, with wooden venetian blinds and a radiator below, look out over the front garden. The rear part, the dining area has a pair of very large built-in "hidden" cupboards and doors to the cellar, kitchen and the conservatory.

KITCHEN

8'7" (2m 61cm) 8'6" (2m 59cm)

This is a room of 2 parts. One step down from the dining area, the front part of the kitchen has a range of base and tall units with a stainless steel sink and drainer. It has an integrated NEFF 5-ring hob, a NEFF "slide & hide" oven below and a concealed extractor fan above.

UTILITY AREA

9'0" (2m 74cm) x 8'0" (2m 43cm)

A further step down takes you to the rear part which can be used either as a sitting area overlooking the garden or an informal dining area. It has a quarry tiled floor, a velux roof window and a wall of built-in cupboards, one of which is the laundry cupboard with plumbing for a washing machine and space for a tumble dryer above. At the other end of these cupboards is a recess for a free-standing fridge freezer. The room has 2 sets of aluminium sliding patio doors, one into the conservatory and the other out into the garden.

CONSERVATORY

16'11" (5m 15cm) X 5'5" (1m 65cm)

The conservatory can be accessed from the dining room down two steps into a quarry tiled flooring, long room with side brick wall and sliding aluminium double glazed doors to garden.

CELLAR CHAMBER 1

11'11" (3m 63cm) x 13'9" (4m 19cm)

The cellar has steps down to two chambers the largest being chamber 1 and this has electric, upvc double glazed fire escape window and engineered wooden floor.



CELLAR CHAMBER 2

11'6" (3m 50cm) X 3'2" (96cm)

Cellar chamber 2 has shelving to the side and electric lighting.



STAIRS AND LANDING.

11'9" (3m 58cm) X 5'2" (1m 57cm)

Stairs to the first floor which are carpeted with long landing area. Spindles to the side and spotlights to the ceiling.

MASTER BEDROOM

15'7" (4m 74cm) x 11'11" (3m 63cm)

Master bedroom with carpeted floor, fitted wardrobes and two UPVC double glazed winds. This bright and spacious room overlooks the front garden and onwards over the back gardens of neighbouring houses which means it is not overlooked. The room has 2 radiators and recessed spotlights in the ceiling.



BEDROOM 2

12'1" (3m 68cm) x 9'11" (3m 2cm)

A double bedroom with upvc double glazed window, carpeted flooring and fitted wardrobe storage. A wall mounted radiator and spotlights to the ceiling.



BATHROOM

8'7" (2m 61cm) x 8'4" (2m 54cm)

Bath with shower, wc and hand basin with vanity unit and storage underneath. Heated towel rail, upvc double glazed frosted window, wall mounted mirror and part tiled walls. Spotlights to the ceiling. There is also a useful large airing cupboard for storage.



GARDEN TO THE REAR AND FRONT

To the front of the property is a larger than average garden with mature shrubs and a paver path leading to the front door. To the rear is a pretty cottage style garden with mature shrubs, decking and gravel.

DISCLAIMER 1

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DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, 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.





Total Area: 123.1 m² ... 1325 ft²

All measurements are approximate and for display purposes only