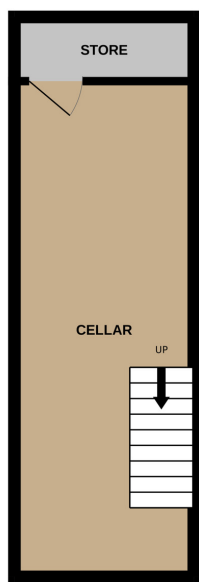




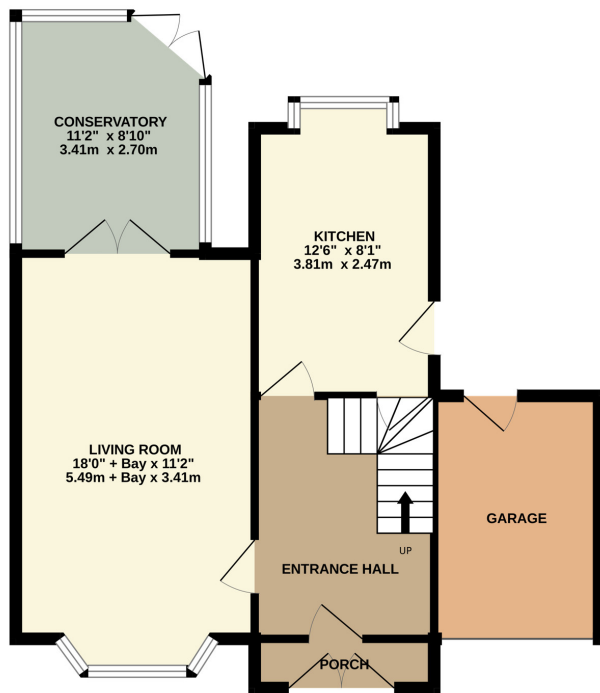
**FLOOR LAYOUT**

Not to Scale - For Identification Purposed Only

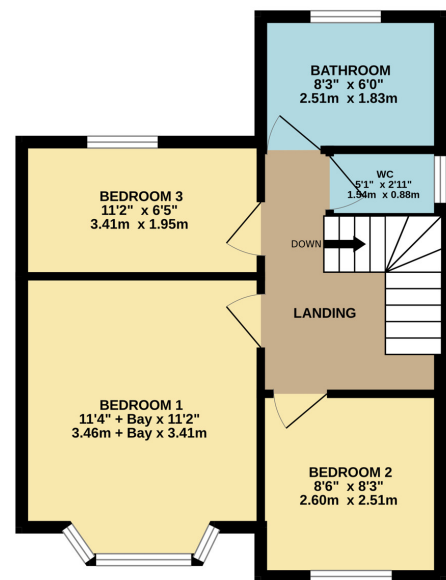
BASEMENT  
239 sq.ft. (22.4 sq.m.) approx.



GROUND FLOOR  
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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[www.edwardmellor.co.uk](http://www.edwardmellor.co.uk)

134, Castle Street, SK3 9JH  
T: 0161 476 2112  
E: [edgeley@edwardmellor.co.uk](mailto:edgeley@edwardmellor.co.uk)



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.





### Features

- Superb Bay Fronted Semi Detached
- Highly Desirable Location
- No Onward Chain
- 3 Bedrooms
- Conservatory

Welcome to Beech Avenue in this highly regarded conservation area of Cale Green. This handsome, bay fronted 3 bedroom semi detached is being offered For Sale with no onward chain and is well presented throughout so ideal for the requirements of a

young family. The property offers accommodation over 3 floors including a large and useful cellar chamber and has been enhanced with a conservatory to the rear which provides an additional area for seating and relaxation. In addition., the

property features a driveway and garage providing essential secure parking and benefits from UPVC double glazing, gas central heating and a mature enclosed garden to the rear. Viewing highly recommended.



Beech Avenue is a highly sought after location and is on the doorstep of the highly regarded Hulme Hall Grammar School, local shopping facilities and Davenport train station. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with feature turning stairs to the first floor, impressive size living room with dual aspect and providing ample road for seating and entertaining, conservatory and fitted kitchen. To the first floor, a landing with picturesque window leads to 3 fitted bedrooms, 2 piece family bathroom suite and a separate WC. As previously mentioned, there is a good size cellar which would be ideal as a workshop area and a driveway and attached brick built garage provides off road parking with potential to develop above the garage (subject to planning permission).

