



For Sale
Jordan Fishwick
01223 311111



53 Beech Grove, Sale, M33 6RT

CHARMING PERIOD END TERRACE with FABULOUS OPEN PLAN EXTENSION TO THE REAR. This three bedroom early Victorian terraced property is tucked away in a highly popular location just off Barkers Lane, positioned within an easy reach of Sale Town Centre and the in demand Schools. The property still holds period style features, such as sash windows, picture rails, coving and ornate fireplaces which contrast beautifully with the modernisations.

The property comprises of open porch, hallway, bay fronted dining room with period fireplace, to the rear the open plan extension creates a family room with log burner, open to the kitchen/diner with bi-folding doors onto the garden. To the basement level, the cellar has been fully tanked and converted into a further reception room, with WC and a storage chamber.

On the first floor there are two double bedrooms and a stylish four piece bathroom suite with freestanding bath. The loft conversion makes up the third bedroom, with Velux windows and storage in the eaves. Externally, to the front a gravel stone driveway, access down the side of the property leads to a lovely enclosed garden, laid with Indian stone. FREEHOLD! Council Tax C

£500,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Porch Storm

Open storm porch, tiled flooring.

Hallway

Exposed, painted floorboards, ceiling light point and radiator.

Dining Room

Bay fronted room with window to front aspect, exposed, painted wooden floorboards and feature fireplace.

Family Room

Open plan to kitchen. Cosy area, with painted wooden floorboards, ceiling light point and log burner.

Kitchen/ Dining Room

In frame fitted kitchen with good range of base and wall units, complementary granite worktops and splash-back, integrated appliances include Belfast sink, Leisure range cooker with 5 ring gas hob, extractor hood, fridge, freezer and space for integrated wine cooler and dishwasher. Tiled flooring, ceiling spotlighting and velux windows make this a lovely bright space. Bifolding doors lead onto the South West facing patio garden.

Cellar /Reception Room

Steps down from the kitchen to the cellar. Room with window to front aspect could be used as a reception room or additional bedroom. Base unit fitted with sink, spotlighting and column radiator.

WC

Tiled room with saniflo WC and hand wash basin.

Master Bedroom

Spacious master bedroom with exposed, painted wooden floorboards and windows to front aspect.

Bedroom Two

Double bedroom with exposed, painted wooden floorboards and window to rear aspect.

Bathroom

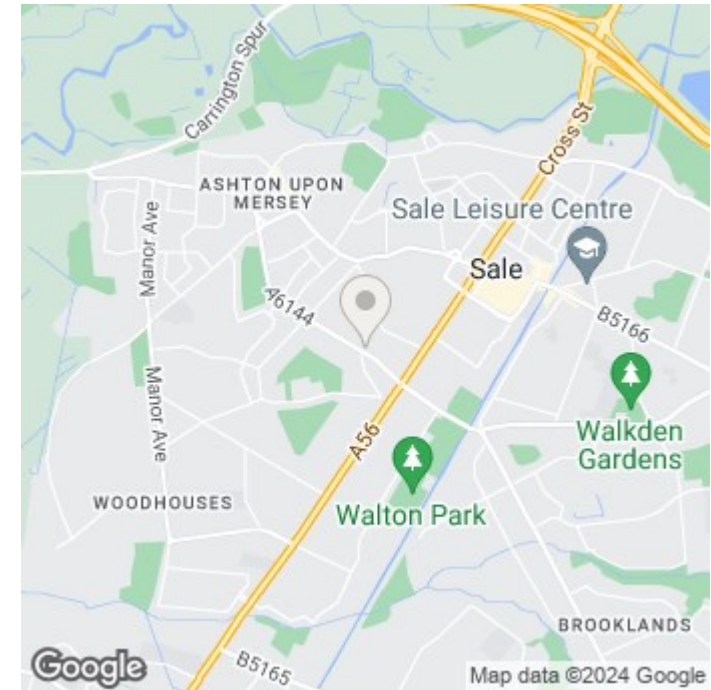
Stylish tiled bathroom fitted with four piece suite; freestanding bath, suspended hand wash basin, WC and walk in shower. Feature cast iron fireplace, spotlighting, skylight and window to rear aspect. Benefitting from underfloor heating.

Bedroom Three

Carpeted flooring, ceiling light point and skylight windows to front and back.

Externally

To the front a gravel stone driveway for one car, access down the side of the property leads to a lovely enclosed garden secured by a gate. The private garden is south west facing and laid with Indian stone. Shed included.

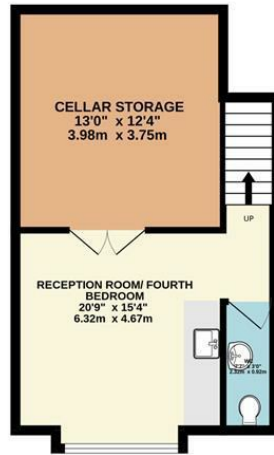


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		77
	57	
England & Wales		
EU Directive 2002/91/EC		

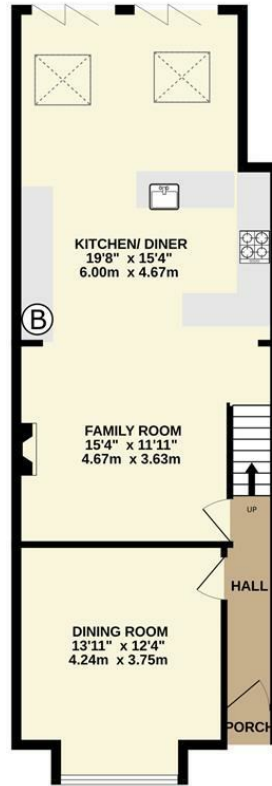
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		
EU Directive 2002/91/EC		



BASEMENT
373 sq.ft. (34.7 sq.m.) approx.



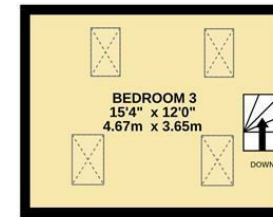
GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk
www.jordanfishwick.co.uk

