



Jordan fishwick

18 Beaufort Avenue, Sale, M33 3WL

£725,000



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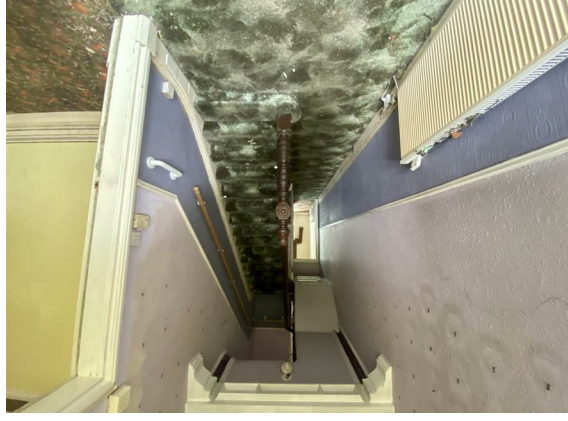
Spacious Victorian Five Bedroom Semi-Detached Property situated on a very popular road in Sale within easy reach of Sale Grammar School, Brooklands MetroLink and the amenities Sale has to offer. The property requires a full renovation but offers so much potential to create a charming family home. Currently over 2700 sqft, including the cellars, and boasting a sunny south facing garden.

The ground floor comprises: storm porch, entrance hallway, lounge, breakfast kitchen with door to the garden, downstairs WC, dining/sitting room and conservatory. The first floor comprises three double bedrooms and family bathroom. To the second floor there are a further two double bedrooms which have partitioned into two separate spaces each. To the lower ground floor there are various cellar chambers, some with restricted head height.

Externally there is a driveway for multiple cars, detached garage and spacious garden.

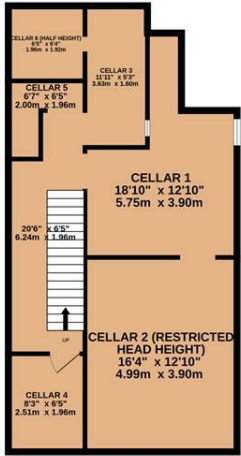
Freehold. Council Tax Band F. EPC Rating F. No Onward Chain.

Ground Floor	Bedroom Five 13'5" x 13'3" Plus partition area of 4m x 1.8m
Hallway	15'8" x 12'9"
Lounge	15'10" x 12'9"
Kitchen	15'1" x 12'9"
Conservatory	9'10" x 9'10"
WC	11'9" x 5'10"
First Floor	19'8" x 13'1"
Master Bedroom	13'5" x 13'1"
Bedroom Two	13'1" x 13'1"
Bedroom Three	6'6" x 6'6"
Bathroom	6'6" x 6'6"
Second Floor	11'9" x 5'10"
Cellar 3	12'9" x 16'4"
Cellar 4	12'1" x 12'9"
Cellar 5	12'9" x 16'4"
Cellar 6	12'1" x 12'9"
Cellar 1	12'9" x 16'4"
Cellar 2	12'1" x 12'9"
Cellar 3	12'9" x 16'4"
Cellar 4	12'1" x 12'9"
Cellar 5	12'9" x 16'4"
Cellar 6	12'1" x 12'9"

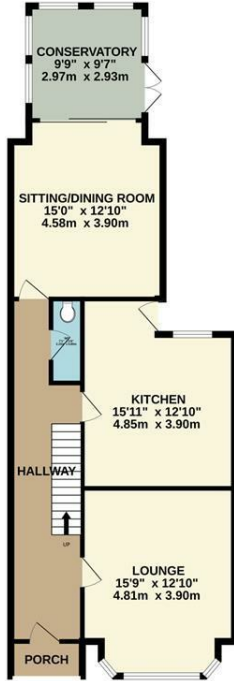


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BASEMENT
675 sq.ft. (62.7 sq.m.) approx.



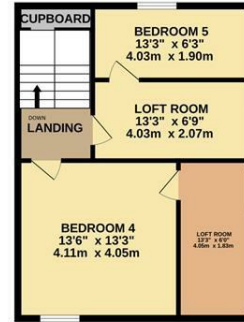
GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.6 sq.m.) approx.



2ND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 2786 sq.ft. (258.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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