



**Beech Road, Sale, Trafford, M33**

**Offers Over: £335,000**

*Freehold*



## Beech Road, Sale, Trafford, M33

Nestled in a quiet cul-de-sac on Beech Road in Sale, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to put their own stamp on a property. In need of modernisation, this home provides a spacious and versatile layout, ideal for families.

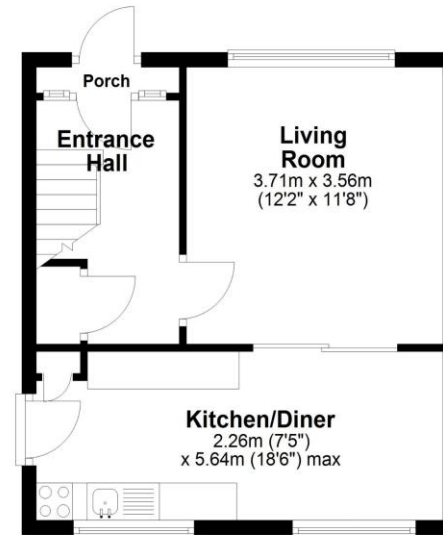
Upon entering, you are welcomed by a bright entrance hall featuring useful understairs storage. To the front of the property, the generous living room provides a comfortable space to relax and entertain. The rear of the house boasts an open-plan kitchen and dining area, fitted with base and eye-level units and offering space for freestanding appliances. This area presents a great opportunity to create a stylish and functional kitchen space tailored to your needs.

The first floor accommodates three well-proportioned bedrooms, including two good-sized doubles and a third single bedroom, ideal for a child's room, study, or home office. There is a bathroom offers a walk in shower and wash hand basin and a separate WC.

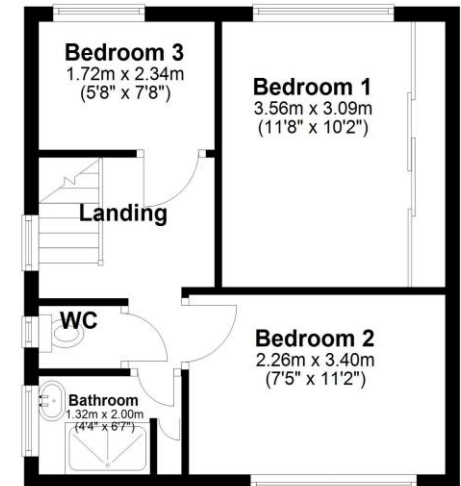
Externally, the property features off-road parking to the front alongside a neat front garden. A detached garage provides additional storage, while the enclosed rear garden, laid to lawn, offers a private outdoor space perfect for relaxation or entertaining.

Beech Road is located in the sought-after town of Sale, known for its excellent schools, and fantastic transport links. The area benefits from a range of local amenities, including shops, supermarkets, cafes, and restaurants. Sale town centre offers a bustling high street with a variety of independent and high-street stores, while nearby parks and green spaces provide plenty of opportunities for outdoor activities.

**Ground Floor**



**First Floor**



- Freehold
- EPC Grade TBC
- Council Tax Band C







## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.