



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

**Guide Price: £410,000**

*Leasehold*

## Beech Road, Sale, Trafford, M33

Situated on the ever popular Beech Road in Sale, this beautifully presented three bedroom semi-detached home offers spacious and well appointed accommodation throughout, making it an ideal purchase for growing families and professionals alike. Benefitting from ample off road parking and gated side access to the rear, the property is ready to move straight into.

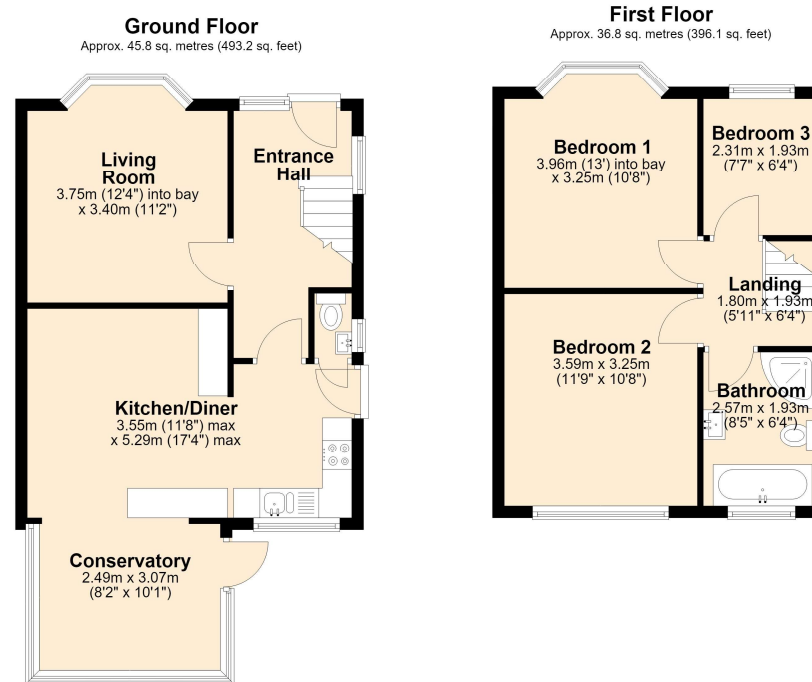
Stepping inside, you are welcomed by a spacious entrance hallway, complete with practical storage for coats and shoes. A large frosted window allows an abundance of natural light to fill the space while maintaining privacy. To the right hand side is an attractive bay fronted living room featuring a charming fireplace, creating a warm and inviting atmosphere. Finished in neutral décor, this lovely reception room provides a blank canvas for any buyer to make their own.

To the rear of the property is a stylish open plan kitchen diner, fitted with modern units and offering space for freestanding appliances. There is plenty of room for a dining table and chairs, making it an ideal space for family meals and entertaining guests. A convenient downstairs WC adds further practicality, while an attractive archway leads through to the conservatory. This additional reception space enjoys views over the garden and features a door providing direct access outside.

The first floor is equally impressive, with a large window on the landing creating a bright and airy feel. The principal bedroom is a generous double with an attractive bay window overlooking the front of the property. The second bedroom is another excellent-sized double enjoying pleasant views over the rear garden, while the third bedroom is a well proportioned single room, perfect as a child's bedroom, nursery or home office. Completing the accommodation is the family bathroom, fitted with a separate shower, bath, wash hand basin and WC.

Externally, the property continues to impress with a detached garage providing excellent storage or secure parking, alongside the generous off road parking to the front. The rear garden has been thoughtfully paved to create a low maintenance outdoor space, complemented by an abundance of well established shrubs making it a wonderful place to relax or entertain.

- Leasehold
- 999 years from 25 December 1954
- Rent Charge £5.50pa
- EPC Grade TBC
- Council Tax Band C



Total area: approx. 82.6 sq. metres (889.3 sq. feet)





## The Property Man

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### Disclaimer

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