



Flat 2 Grove Court Beech Road, Sale, M33 2EF

Welcome to this charming ground floor flat located on Beech Road in the desirable area of Sale. This delightful property boasts a private entrance, ensuring both convenience and privacy for its residents. With two well-proportioned bedrooms, this flat is perfect for individuals, couples, or small families seeking a comfortable living space.

The flat features a spacious reception room that is both light and airy, creating a welcoming atmosphere. The tasteful decor throughout enhances the overall appeal, making it easy for you to envision your own personal touch. The well-designed layout maximises the use of space, providing a functional yet stylish environment.

Situated in an excellent location, this flat is close to local amenities, parks, and transport links, ensuring that you have everything you need within easy reach. Whether you are looking to enjoy the vibrant community of Sale or simply seeking a peaceful retreat, this property offers the best of both worlds.

In summary, this ground floor flat on Beech Road presents a wonderful opportunity to acquire a lovely home in a sought-after area. With its appealing features and convenient location, it is sure to attract interest. Do not miss the chance to make this delightful property your own.

£260,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Front Exterior

The front exterior of the property presents a neat and tidy frontage with a pathway leading to the front door.

Sitting/Dining Room

15'10" x 10'11"

The sitting and dining room offers a spacious and inviting environment, with a large window that fills the space with natural light. The neutral carpet and pale walls create a calm atmosphere, complemented by a feature blue accent wall that adds character. This room comfortably accommodates seating and dining areas, making it perfect for relaxing or entertaining.

Kitchen

10'0" x 9'5"

The kitchen is well-appointed and practical, featuring a range of cream cabinetry and contrasting dark granite-effect work surfaces. It includes an integrated oven, hob with extractor fan, and a stainless steel sink beneath a window that overlooks the garden. The kitchen's layout is compact yet efficient, with space for essential appliances and a light, airy feel from the window.

Bathroom

6'10" x 6'7"

This bright and fresh bathroom features light cream tiling with decorative border detailing. It includes a modern white suite with a convenient vanity basin, a toilet, and a corner shower enclosure. A frosted window allows for privacy while providing natural light, making this a practical and comfortable space.

Bedroom 1

14'5" x 10'11"

The master bedroom is a generous space with built-in cupboards that frame the bed area, offering excellent storage. A large window overlooks the garden, filling the room with natural light. The carpeted floor and simple decor provide a neutral backdrop, allowing you to personalise the space to your taste.

Bedroom 2

10'10" x 6'6"

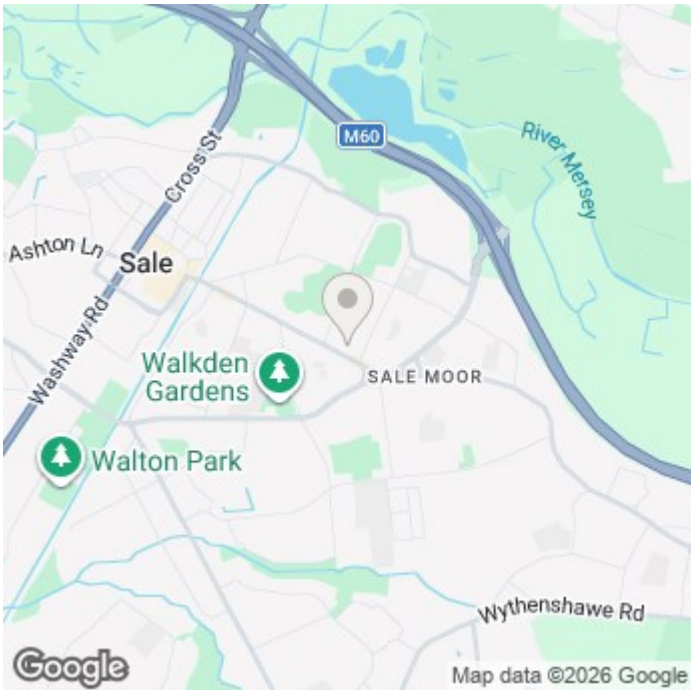
Bedroom 2 is ideal for use as a child's bedroom, guest room, or study.

Hallway

The hallway provides a practical central space connecting all the main rooms. It includes a storage cupboard, useful for keeping everyday items neatly tucked away. The entrance door leads directly into this area, making for a welcoming arrival space.

Private Rear Garden

The private rear garden is a well-maintained outdoor space featuring a lawn bordered by mature shrubs and bushes. A paved patio area provides space for outdoor seating or dining, making it ideal for relaxing or entertaining in the fresh air. The garden is enclosed, offering privacy and a peaceful atmosphere.

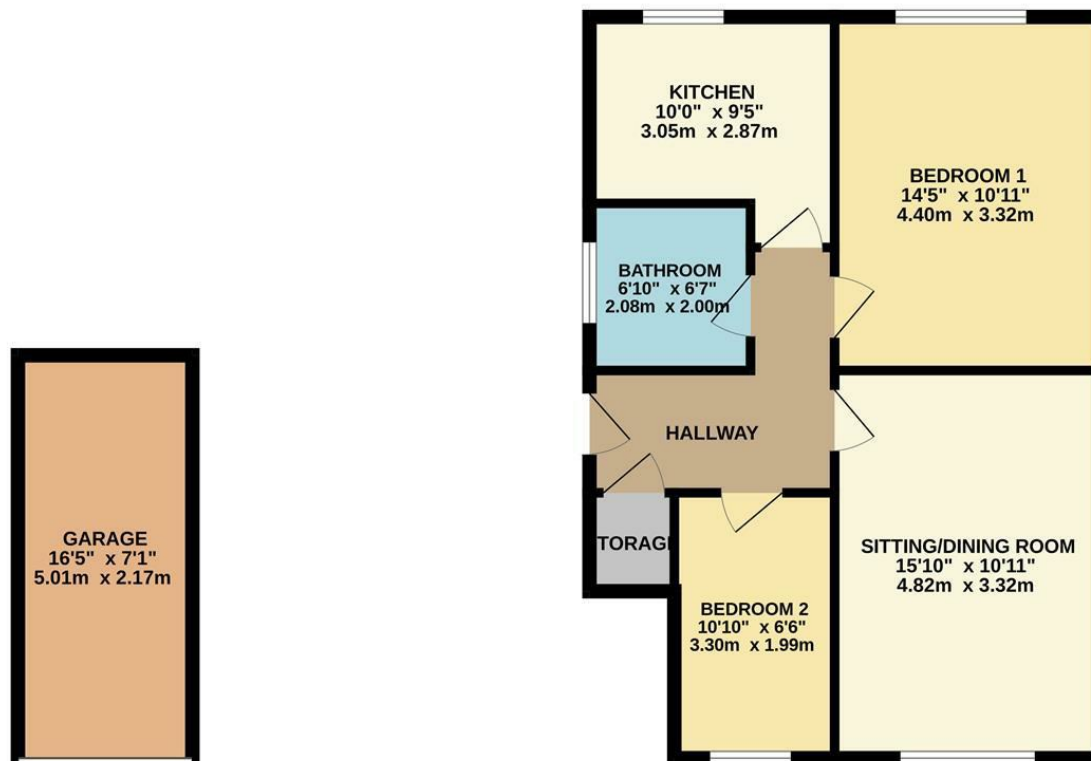


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales		
	EU Directive 2002/91/EC	

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



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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