



Beech Road, Sale Moor, Trafford, M33

Offers Over: £350,000

Leasehold

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** Offered with NO ONWARD CHAIN **

Situated on the ever-popular Beech Road in Sale, this traditional semi-detached home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes. Ideally located close to the amenities of Sale Moor Village and within walking distance of the attractive Worthington Park, the property also falls within the catchment area for a number of well-regarded local schools, making it particularly appealing for families.

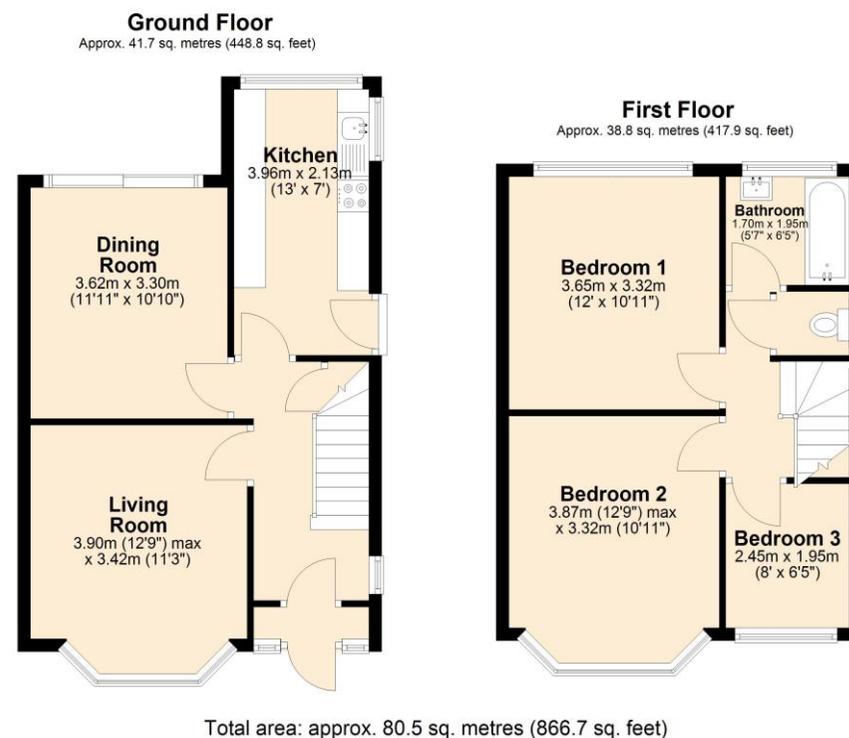
Offered to the market with no onward chain, the property does require a programme of modernisation throughout but offers fantastic potential to extend, remodel, and add value (subject to the necessary permissions). The home is approached via a driveway providing off-road parking, leading to the main entrance.

Internally, the accommodation begins with a bay-fronted living room positioned to the front of the property, creating a bright and welcoming main reception space. To the rear, a second reception room provides a flexible living or dining area and benefits from patio doors opening directly onto the rear garden, allowing plenty of natural light and offering an ideal setting for entertaining or family living. The fitted kitchen comprises a range of base and eye-level units, along with space for freestanding appliances.

To the first floor, the property offers three well-proportioned bedrooms, along with a family bathroom and separate WC.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn and bordered by timber fencing, providing a private outdoor space ideal for families, gardening enthusiasts, or those looking to landscape to their own design. A detached garage with an up-and-over door is positioned to the rear, offering useful storage or additional parking.

- EPC Grade C
- Council Tax Band C
- Leasehold
- 999 years from 25 December 1954
- Ground rent £6pa - (10 years paid upfront. Next payment due in 2032)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.