



57 Beech Grove

Sale

Offers Over £400,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



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Sale

This well presented two-bedroom terraced house offers a blend of Architect designed modern style and period charm. With accommodation across 3 floors, it comprises thoughtfully designed open plan living at ground floor, and 2 good sized bedrooms and a bathroom above. The bright cellar is currently fitted out for use as a home office with a storage room below the hall. The property is enhanced by well-designed gardens to the front and rear.

It is located at the end of a secluded cul-de-sac a short walk from the facilities of Sale town centre and Metrolink stations.

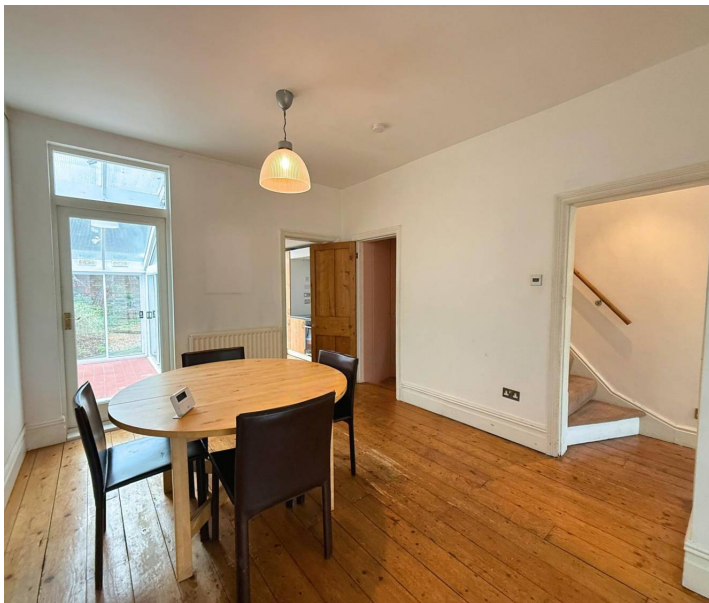
Council Tax band: C

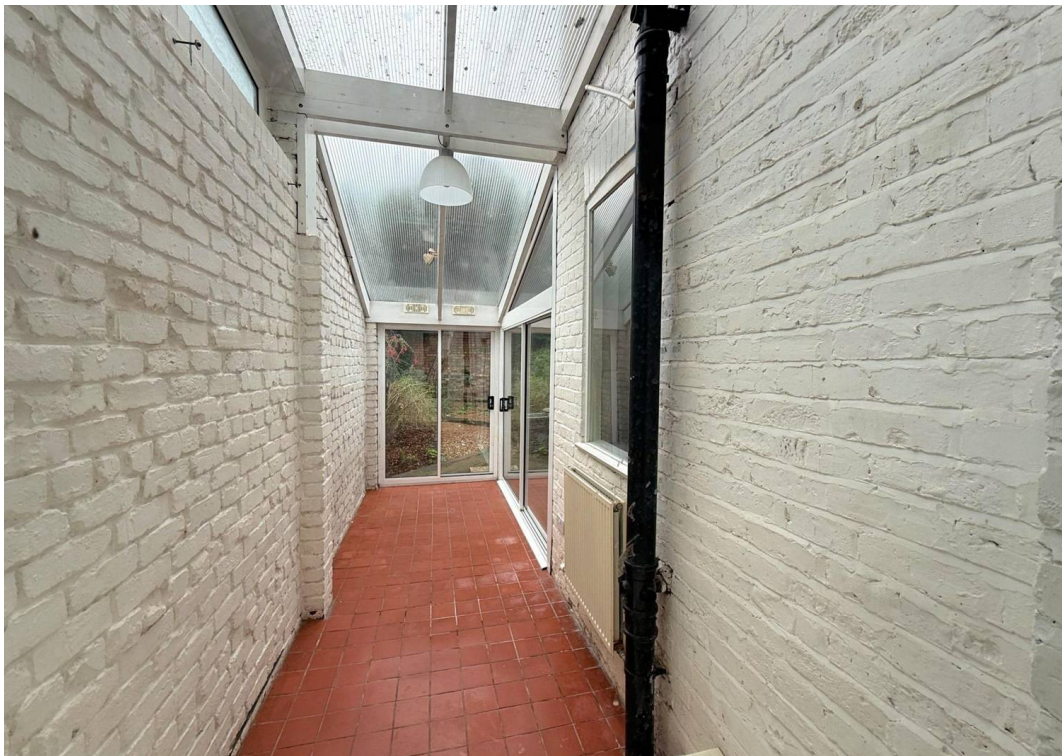
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Private garden
- Open plan living dining
- Garden access via sliding doors
- Wooden flooring throughout
- Useful cellar chamber
- Two bedrooms
- No onward chain







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Porch

A double front door leads into a useful porch.

Hall

The glazed inner front door opens into the hall which has the original floor boards and ceiling coving. The staircase in front leads to the first floor whilst the doorway to the left opens into the open plan living accommodation.

Living room

The light and bright living room retains the original ceiling coving, skirtings and floor boards. There is a fireplace with cast iron insert and a "living flame" gas fire. The large window receives the morning sun and overlooks the front garden and beyond to the neighbouring back gardens.

Dining room

The open plan dining room is at the centre of the house. It too has original floor boards and has a cleverly designed storage wall. A glazed door leads to the conservatory which floods the dining room with afternoon sun and another door leads to the cellar staircase with a useful cloaks cupboard.

Kitchen

The kitchen leads off the dining room. It is designed in a galley format and includes well designed storage and high quality Neff appliances. There is a step down to the informal dining area with patio doors out into the rear garden. The kitchen is flooded with afternoon light from the large windows and skylight. The informal dining area has a built-in laundry cupboard for washing machine and tumble dryer, a large storage cupboard and space for a large freestanding fridge/freezer.



Conservatory

Beside the kitchen is a light and bright conservatory. This useful additional living accommodation opens off the Dining Room and has patio doors out to the rear garden.

Landing

The staircase brings you up to a generous landing which gives access to the 2 bedrooms and bathroom. There is an access hatch to the loft with a fold down staircase.

Main Bedroom

This large bedroom overlooks the front garden and the neighbour's orchard beyond. Like the living room, the 2 large windows flood the room with morning light. There are 2 fitted wardrobes and recessed lighting.

Second Bedroom

This good-sized double bedroom overlooks the rear garden and benefits from the afternoon sun. It has a built-in wardrobe and recessed lights.

Bathroom

The large bathroom has a semi-sunken bath with a designer shower, WC and basin on a built-in vanity. It benefits from well design storage and has an airing cupboard which housed the recently installed new combi boiler.



Cellar

Completing the property's accommodation is a useful cellar containing 2 chambers. The one below the living room has been fitted out as a home office with shelving and storage. It is surprisingly light, benefitting from a large window looking out to the front garden. There is a concealed hatch into the void below the dining room. The second chamber, below the hall is fitted with shelves and provides useful storage.

Gardens

The front garden, which is surprisingly secluded, creates desirable kerb-appeal. It is east facing and gets the morning sun.

The rear garden is secluded and a suntrap. It is laid out in decking, gravel, planting beds and mature trees. The brick wall and high fences add to its privacy.

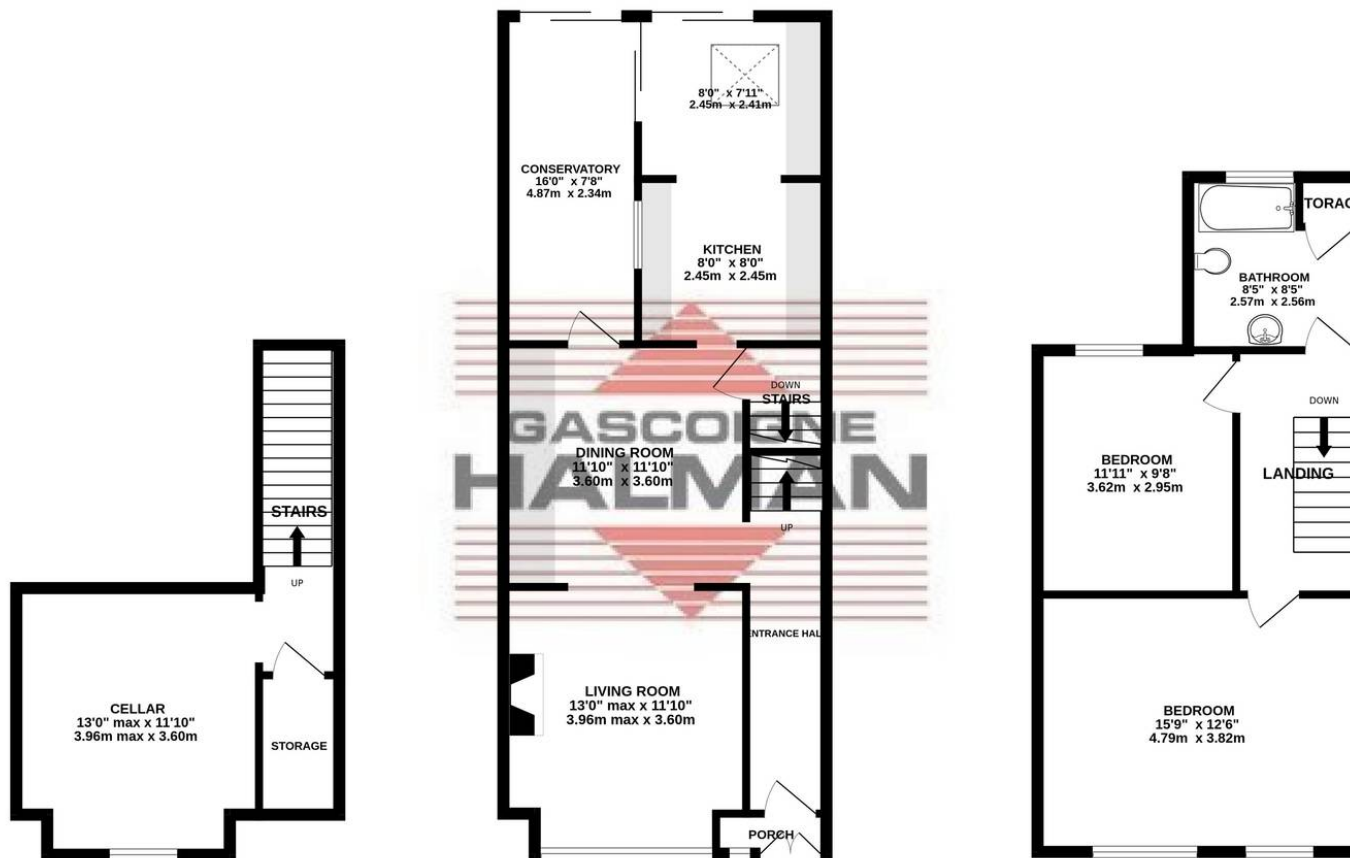
The property provides a lot of scope for development should a purchaser desire. The loft could be converted with a roof extension as evidenced in the next-door neighbours. Also, another neighbour has improved their cellar by putting a WC and shower in the chamber under the hall.



BASEMENT
237 sq.ft. (22.0 sq.m.) approx.

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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