



**GASCOIGNE
HALMAN**

Beech Grove, Sale
£549,950.00

THE AREA'S LEADING ESTATE AGENCY



This charming period residence is tucked away in a quiet cul-de-sac setting but yet conveniently located for Sale town centre, Brooklands Metrolink and within close proximity of St Mary's Primary School. The double fronted property boasts beautiful original period features throughout and it must be viewed to be appreciated!

Property details

- Period End Terrace Positioned On A Desirable Cul-de-sac
- Three Double Bedrooms & Two Shower Rooms
- Abundance Of Original Features Throughout
- Off Road Parking & Low Maintenance Rear Courtyard
- Over 1700 Sqft Of Accommodation Over Four Floors
- Close To Some Of Trafford's Most Outstanding Schools



About this property

Positioned in a desirable setting off Barkers Lane is this beautiful double fronted end terrace property.

Internally, the property reveals an entrance hallway with original features which gives access to the principal reception rooms as well as stairs leading up to the first floor. A spacious sitting room can be found to the right and is accessed through double doors. To the left is a through kitchen/diner with additional seating area. The kitchen space offers a range of fitted appliances and access to the conservatory. A useful utility room and shower room complete the ground floor accommodation.

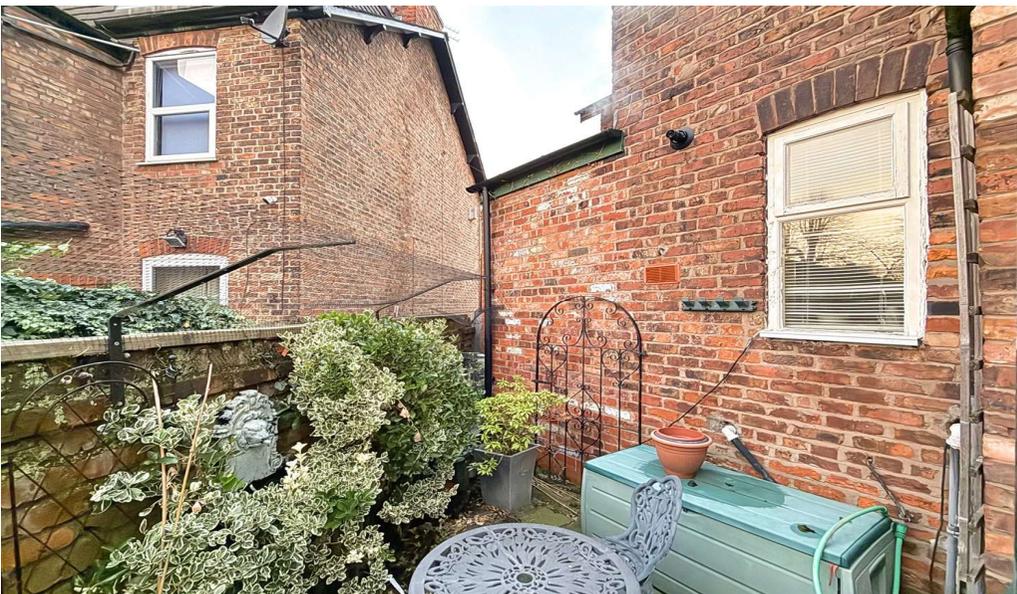
To the first floor are three double bedrooms and a three piece bathroom along with a useful loft room, which is currently being used as storage space but could be used as a occasional bedroom.

There is a useful cellar chamber to the lower ground floor offering the scope to create further living space (STPP).

Externally, the property provides off road parking to the front and a private sunspot in hedged and walled courtyard garden, front and rear of house.







DIRECTIONS

M33 6RT

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

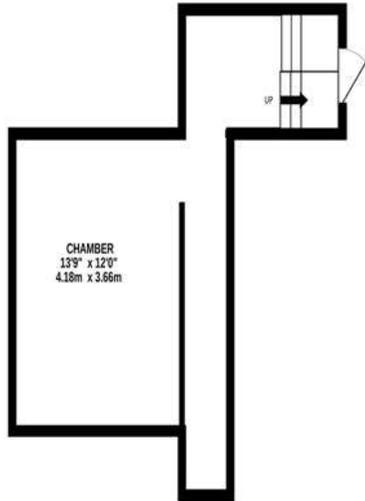
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

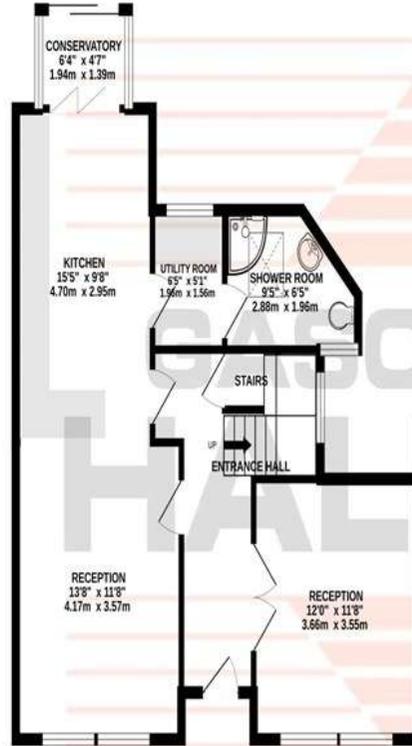
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

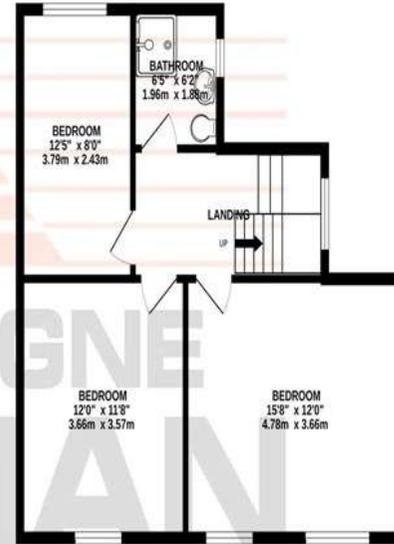
BASEMENT
287 sq.ft. (26.7 sq.m.) approx.



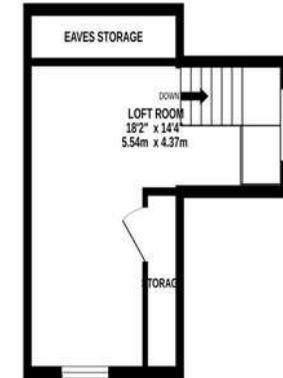
GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (161.9 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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