



ASHWORTH HOLME
Sales · Lettings · Property Management



86 BEECH ROAD, M33 2FA
£375,000



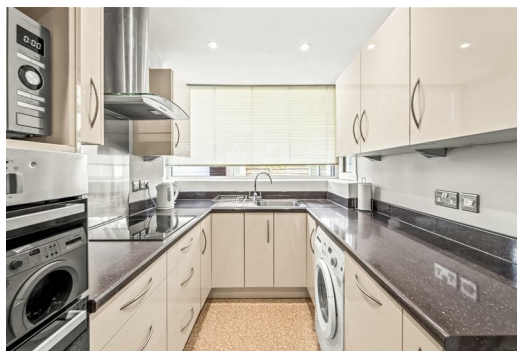
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DESCRIPTION

A TRADITIONAL BAY-FRONTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, TUCKED AWAY IN A QUIET AND PRIVILEGED LOCATION JUST OFF NORTHENDEN ROAD.

The property would benefit from some general cosmetic updating but has been well maintained throughout and is ready to move into. Further benefits include a detached garage, a gated driveway providing off-road parking, gas central heating and double glazing throughout.

Ideally placed for easy access to Sale Moor Village, Sale Town Centre and the Metrolink network, the property is also well positioned for a number of excellent local schools, including Temple Moor Infant School and other sought-after Trafford schools.

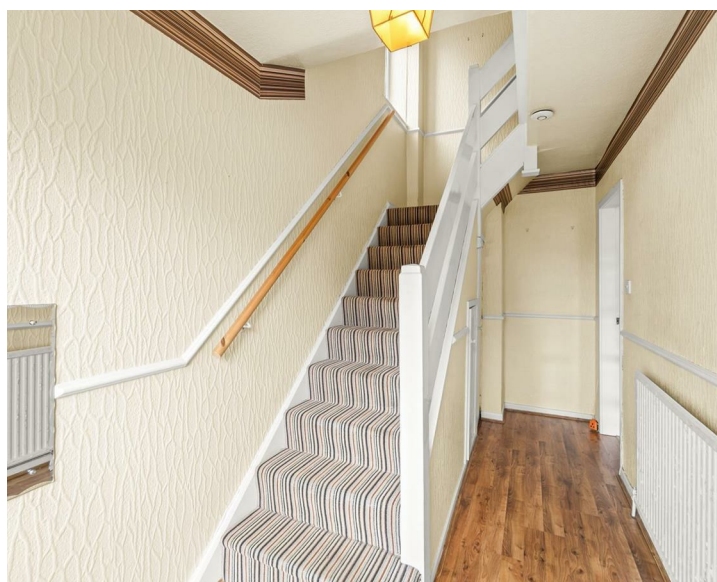
In brief, the accommodation comprises: entrance hallway, bay-fronted lounge opening into a dining area, modern fitted kitchen and conservatory. To the first floor there are three bedrooms and a well-appointed family bathroom. Externally, there is a private, low-maintenance rear garden enclosed by panelled fencing. To the front there are further gardens and a gated driveway which continues along the side of the property to a single detached garage.

NO ONWARD CHAIN.

KEY FEATURES

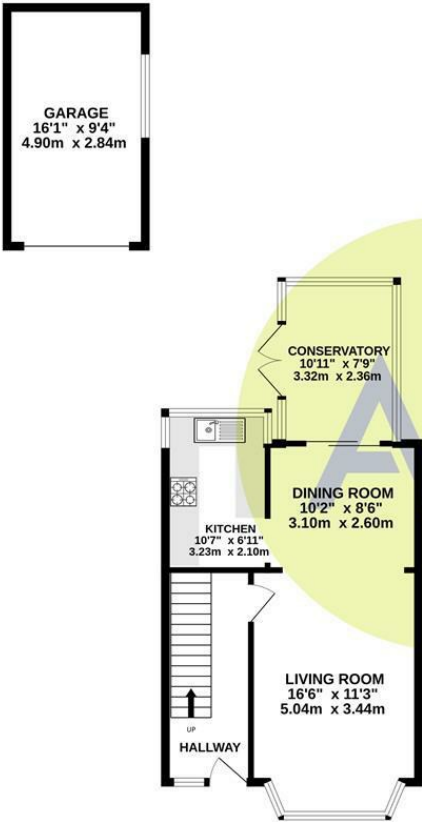
- Traditional Bay-Fronted Semi-Detached
- Lounge Opening into Dining Area
- Private Low-Maintenance Rear Garden
- Close to Sale and the Metrolink
- No onward chain
- Modern Kitchen and Conservatory
- Gated Driveway and Detached Garage
- Excellent Local Schools Nearby



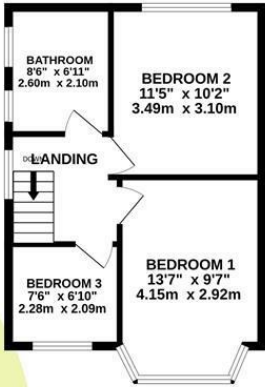




GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
Made with Metropix C2025

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		
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		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.