



Beech Road, Sale, Trafford, M33

Offers Over: £410,000

Freehold

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A beautifully presented three-bedroom semi-detached home, positioned at the head of a popular and quiet cul-de-sac on Beech Road, this impressive property offers stylish and spacious accommodation ideal for modern family living. Occupying a generous plot, the home enjoys a peaceful setting while remaining conveniently close to excellent local amenities and transport links.

The ground floor has been thoughtfully arranged to create a bright and contemporary open-plan feel. An inviting entrance porch leads into a welcoming hallway, setting the tone for the rest of the property. There are two well-proportioned reception rooms, including a comfortable living room and a separate dining room, both offering versatile space for relaxing and entertaining. The real heart of the home is the impressive open-plan dining kitchen, fitted with a range of contemporary units and ample worktop space, providing both practicality and style. This sociable space is perfect for family meals and gatherings, with plenty of natural light enhancing the overall sense of space.

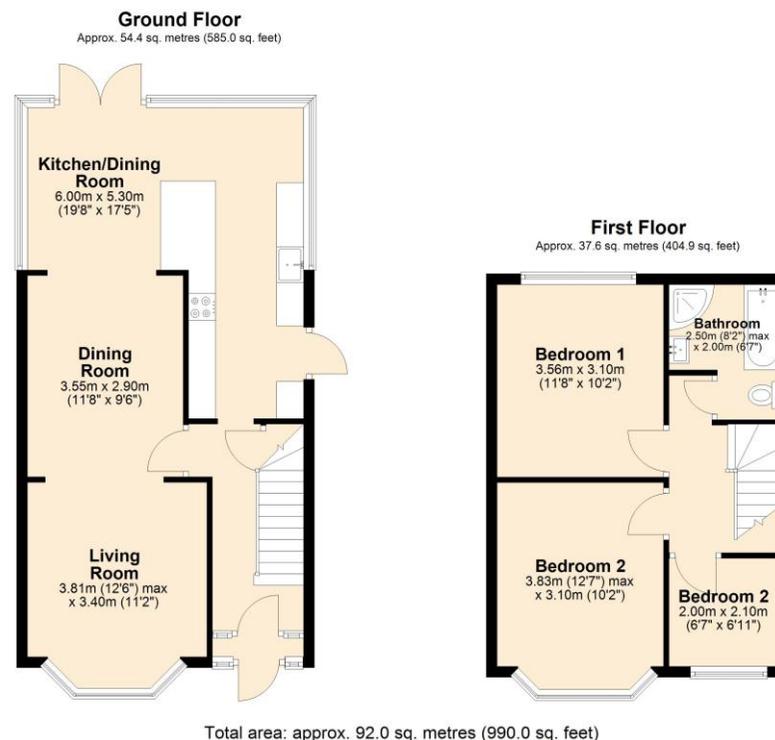
To the first floor, the layout remains traditional and well-balanced, comprising three generously sized bedrooms and a contemporary family bathroom finished to a high standard with modern fixtures and fittings.

Externally, the property continues to impress. The rear and side gardens are well maintained and mainly laid to lawn, offering an excellent space for children to play or for outdoor entertaining. An initial patio area provides the perfect spot for al fresco dining during the summer months. To the front, a driveway provides ample off-road parking.

Ideally located close to the M60 motorway network, it is within easy walking distance of Worthington Park, Sale Moor Village, and Sale town centre, offering a wide range of shops, cafes, schools, and leisure facilities.

Freehold

- Freehold
- EPC Grade D
- Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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