



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**3 BEECH ROAD, M33 2EF**  
**£1,650 PER CALENDAR MONTH**



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## DESCRIPTION

A SPACIOUS AND VERSATILE FOUR BEDROOM SEMI-DETACHED FAMILY HOME, IDEALLY POSITIONED IN THE HEART OF SALE MOOR VILLAGE WITH EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS CLOSE BY.

This well-presented semi-detached home offers generous and flexible accommodation arranged over three floors, making it an ideal choice for families or professional tenants seeking space, practicality and a highly convenient location.

In brief the accommodation comprises: enclosed entrance porch, welcoming entrance hallway, impressive open-plan living/dining room providing excellent space for both relaxing and entertaining, fitted kitchen with a range of base and eye level units, and a useful side lean-to offering additional storage/utility space with access to the rear garden.

To the first floor there are two excellent double bedrooms, both benefiting from fitted wardrobes, a further single bedroom ideal as a nursery, dressing room or home office, and a modern three-piece family bathroom. To the second floor is a superb converted loft bedroom, flooded with natural light via a Velux skylight, creating an excellent principal bedroom or guest suite.

Externally, the property enjoys a low-maintenance paved rear garden, whilst to the front there is a walled driveway providing off-road parking for multiple vehicles.

## KEY FEATURES

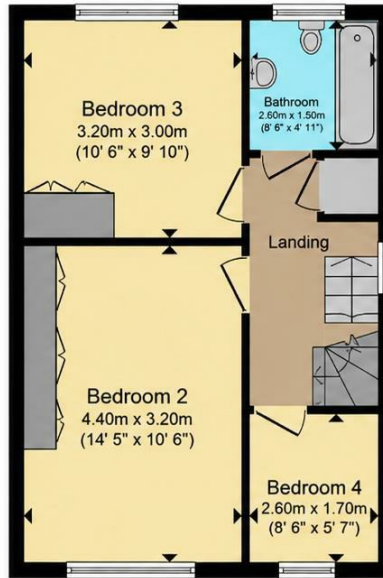
- Four bedroom semi-detached home
- Large open-plan living/dining room
- Useful side lean-to
- Driveway parking
- Spacious accommodation over three floors
- Converted loft into double bedroom
- Low-maintenance paved rear garden
- Highly convenient location



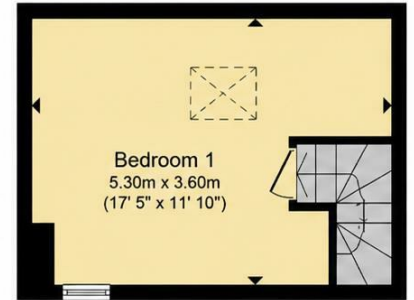




Ground Floor



First Floor



Second Floor



# ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

