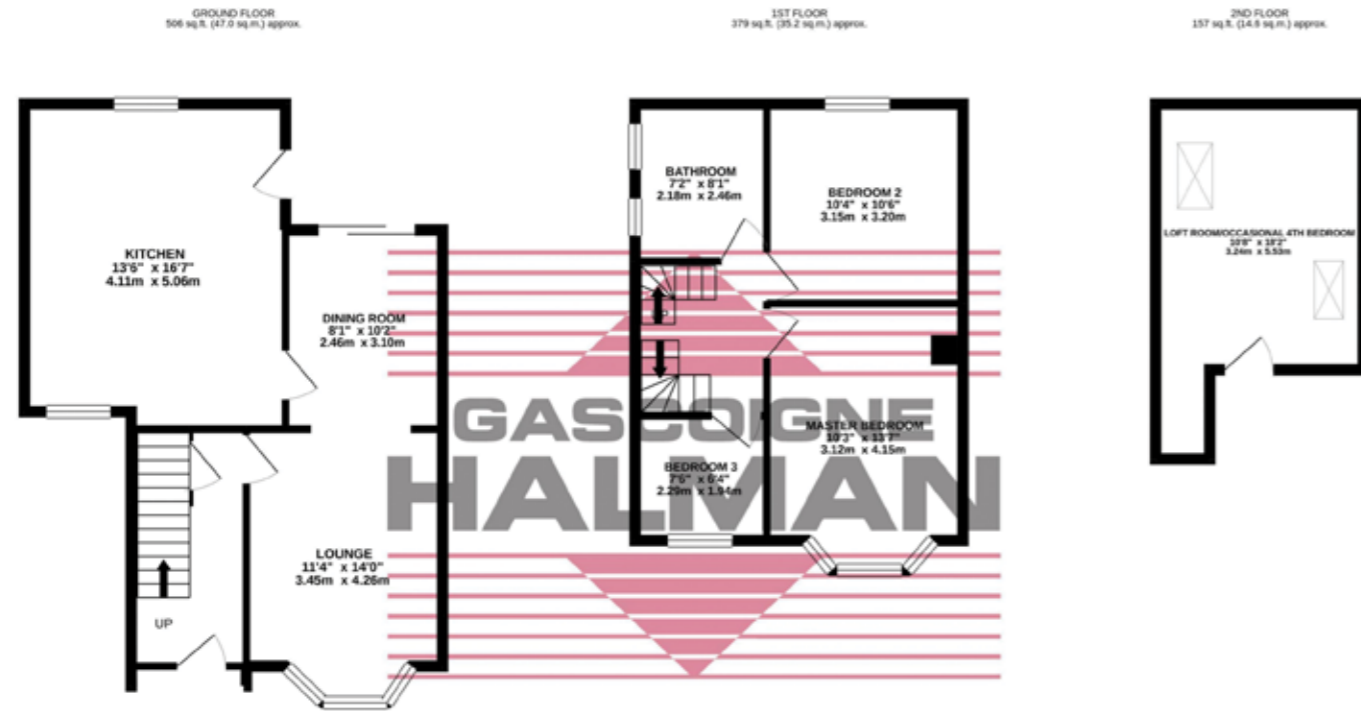


61 BEECH ROAD

Sale

£350,000



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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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

This lovely extended three bedroom bay fronted semi detached residence is situated in a highly convenient setting. Located within walking distance of Sale Moor Village and Sale Town Centre, making the ideal family home. With ample of off-road parking and an external car port.

- Wonderful Extended Bay Fronted Semi Detached Residence
- Three Generous Bedrooms
- Loft Room/ Occasional 4th Bedroom

- Open Plan Lounge/Dining Room
- Within Walking Distance Of Sale Moor Village
- Off-Road Parking With Car Port

£350,000

61 BEECH ROAD

Sale



Positioned in a quite yet convenient cul-de-sac close to excellent schools, this extended bay fronted semi detached residence reveals excellent family accommodation throughout. The property benefits an entrance hallway, with access to an open plan lounge/dining room with sliding doors leading to the rear garden, separate generous kitchen breakfast room also providing access to rear garden. The first floor accommodation comprises of three bedrooms and a modern four piece family bathroom. There is also the added bonus of a loft room/occasional 4th bedroom with ample storage space. With off-road parking for multiple cars and a car port, this is the ideal family home.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav purposes: M33 2FA

TENURE

Leasehold - Subject to verification by Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford MBC - Council Tax Band C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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