



70 BEECH ROAD, M33 2FA
£320,000

3 1 1



DESCRIPTION

VIDEO TOUR AVAILABLE A BAY FRONTED THREE BEDROOM SEMI-DETACHED PROPERTY WHICH FORMS PART OF A QUIET CUL-DE-SAC LOCATION CLOSE TO THE MANY AMENITIES OF SALE MOOR VILLAGE, BEAUTIFUL LOCAL PARKS AND FANTASTIC TRANSPORT LINKS. The property features a spacious living room and benefits from an open plan dining kitchen with direct access onto the rear garden. Situated on Beech Road a quite Cul-De-Sac that puts this ideal family home within easy walking distance of Sale Moor Village, Sale Town Centre, Worthington Park and the Metrolink Network. Warmed by gas central heating and double glazing throughout. In brief the accommodation comprises: Entrance porch, entrance hallway, lounge with bay window and an open plan dining kitchen with sliding patio doors giving access to the rear garden. To the first floor there are two double bedrooms and a single bedroom. There is also a bathroom and separate WC. Externally to the rear the garden is mainly laid to lawn with an initial patio area and panelled fencing enclosure. To the front there is a driveway providing off road parking which leads down the side of the property to a detached single garage.

KEY FEATURES

- Traditional three bed semi-detached
- Open plan dining kitchen
- Rear Garden with patio
- Quiet and convenient location
- Spacious living room with bay
- Driveway & detached single garage





'An excellent opportunity to purchase this well presented three bedroom semi-detached which form part of a popular and highly convenient location'

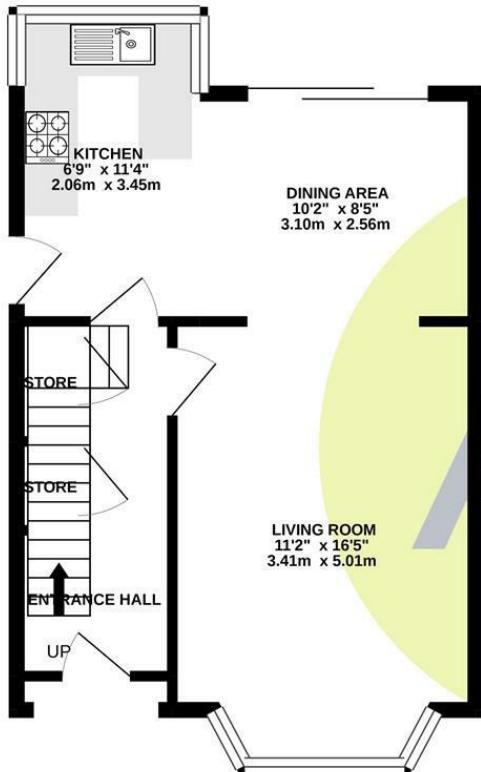
DIMENSIONS

Ground Floor	Landing	Externally
Entrance Porch	Bedroom One 13'5" x 9'7" (4.10 x 2.94)	Rear Garden
Entrance Hallway	Bedroom Two 11'4" x 10'2" (3.47 x 3.12)	Driveway
Living Room 16'5" x 11'2" (5.01 x 3.41)	Bedroom Three 7'3" x 6'9" (2.22 x 2.06)	Detached Garage
Kitchen 11'3" x 6'9" (3.45 x 2.06)	Bathroom 6'8" x 5'4" (2.04 x 1.65)	
Dining Area 10'2" x 8'4" (3.10 x 2.56)	Separate WC	
First Floor		

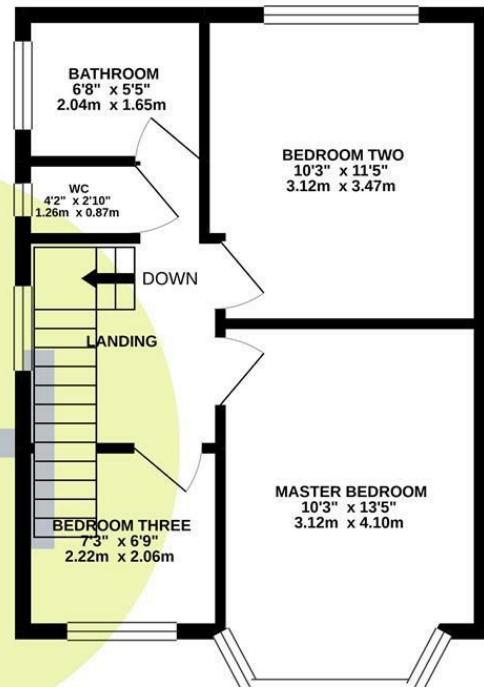
FLOOR PLANS



GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.1 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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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ASHWORTH HOLME

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



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.

