



70 BEECH ROAD, M33 2FA
£320,000



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

Entrance Porch

Entrance Hallway

Living Room

16'5" x 11'2" (5.01 x 3.41)

Kitchen

11'3" x 6'9" (3.45 x 2.06)

Dining Area

10'2" x 8'4" (3.10 x 2.56)

First Floor

Landing

Bedroom One

13'5" x 9'7" (4.10 x 2.94)

Bedroom Two

11'4" x 10'2" (3.47 x 3.12)

Bedroom Three

7'3" x 6'9" (2.22 x 2.06)

Bathroom

6'8" x 5'4" (2.04 x 1.65)

Separate WC

Externally

Rear Garden

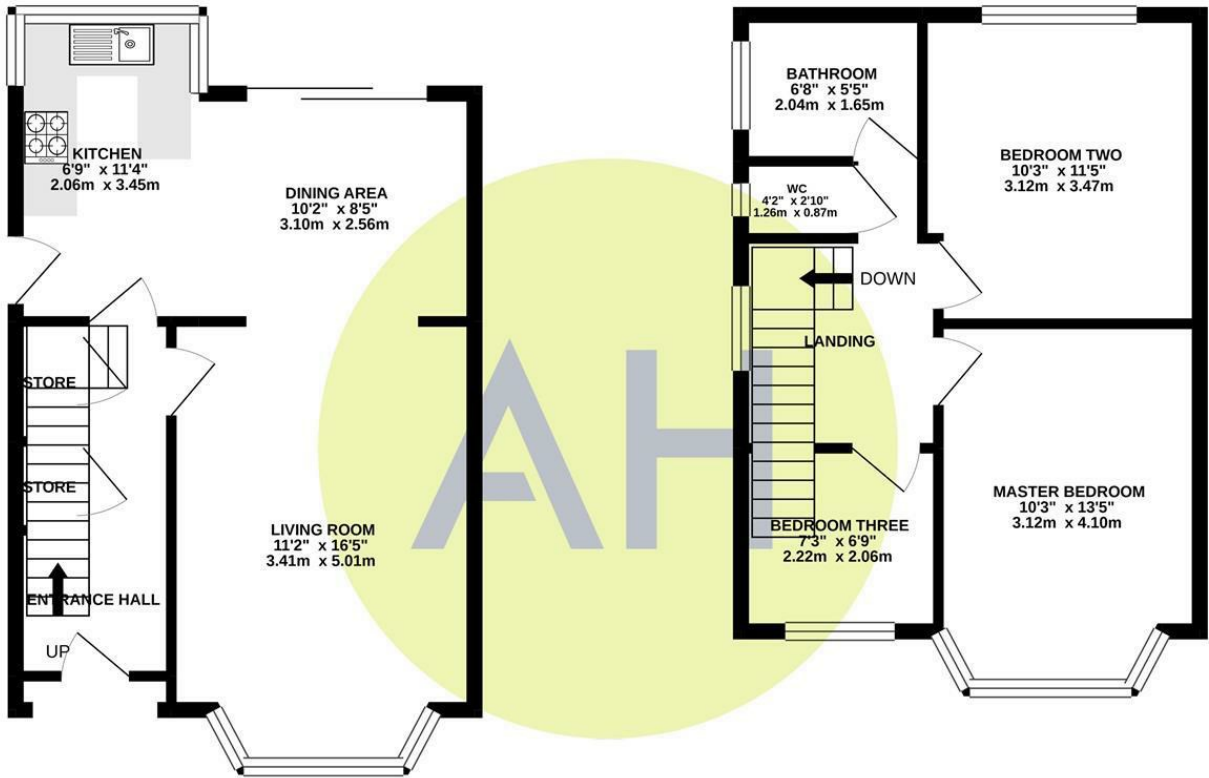
Driveway

Detached Garage



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



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