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INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and then take a sharp right onto Sibson Road. Continue to follow the road round to the left onto Springfield Road and at the traffic lights turn right back onto School Road which quickly becomes Northenden Road. After a short distance, turn right onto Beech Road and the property will be found on the right hand side.



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

# 23 Beech Road , Sale, Cheshire, M33 2EB



A STYLISH THREE BEDROOMED SEMI DETACHED WHICH HAS BEEN MUCH IMPROVED THROUGHOUT. MODERN KITCHEN AND BATHROOM FITTINGS. LANDSCAPED REAR GARDEN. IDEAL LOCATION FOR VILLAGE/SCHOOLS. HALL. WC. LOUNGE. DINING ROOM, OPEN PLAN TO THE KITCHEN. THREE BEDROOMS. BATHROOM. DRIVEWAY. ENCLOSED REAR GARDEN. DET GARAGE STORE.  
**ENERGY RATING: E**

£340,000

# in detail



23 Beech Road  
A stylish, Three Bedroom Semi-Detached which has a modern interior and lovely, Private rear Garden.

The location is ideal being on a cul de sac which is within a short distance of Sale Moor Village, perfect for the Shops and several of the Local Schools.

There have been numerous improvements throughout - modern Kitchen and Bathroom fittings and includes a superb Open Plan Dining Kitchen.

In addition to the Accommodation, there is Off Street Parking, landscaped Garden and Detached Garage Storage Building.

An internal viewing will reveal:

Recess Porch with step-up to an opaque, leaded, uPVC double glazed front door. Opaque, uPVC double glazed window to the front elevation. Spindled staircase rises to the First Floor. Inset LED spotlights to the ceiling. Doors then open to the Lounge, Open Plan Dining Kitchen and Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin. Opaque, uPVC double glazed window to the side elevation. Wall-mounted, heated chrome towel rail.

Lounge. A well-proportioned Reception Room having a wide-angled, uPVC double glazed window to the front elevation. Hollowed-out chimney breast feature. Picture rail surround.

A superb, large Open Plan Dining Room which is directly open into the Kitchen. The room has a set of uPVC double glazed French doors opening up onto the rear Garden. Hollowed-out chimney breast feature. Built-in shelving to each of the alcoves. Inset spotlights to the ceiling. Opaque, uPVC double glazed door opens to the side. A door conceals a useful storage cupboard which has the wall-mounted, gas central heating boiler and also space and plumbing suitable for a washing machine.

The Kitchen is fitted with a range of modern, white, high-gloss base and eye-level units with chrome handles and solid woodblock worktops over with inset, circular, stainless steel sink unit and drainer. Built-in, stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. Integrated dishwasher. Integrated fridge freezer. Inset spotlights to the ceiling.

First Floor Landing having doors providing access to the Three Bedrooms and Bathroom. Opaque, uPVC double glazed window to the side elevation.

Bedroom One. A good-sized Double Bedroom having a wide-angled, uPVC double glazed bay window to the front elevation. Picture rail surround.

Bedroom Two. Another good Double Bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens. Picture rail surround. Loft access point.

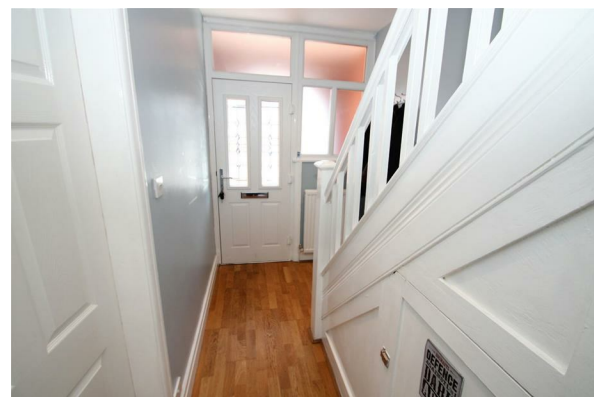
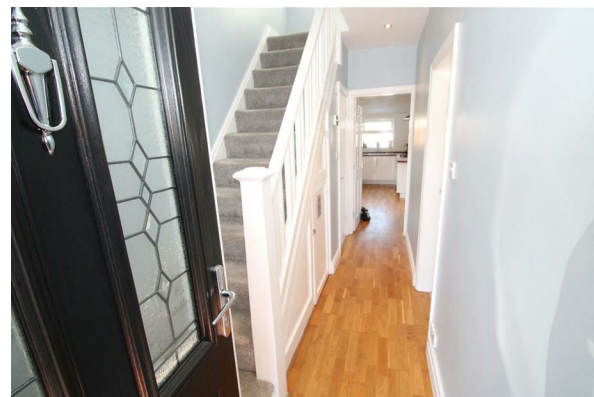
Bedroom Three having a uPVC double glazed window to the front elevation.

The Bathroom is fitted with a contemporary white suite with chrome fittings comprising of: 'P' shaped panelled bath with thermostatic shower over and additional flexible shower hose plus fitted glass shower screen, wall-hung wash hand basin, low-level WC with push button flush. Tiled walls. Tiled floor. Wall-mounted, heated chrome towel rail. Inset spotlights to the ceiling. Opaque, uPVC double glazed window to the rear elevation.

Outside to the front, the property is approached via a Driveway providing Off Street Parking. There is then a wrought iron gate leading down the side of the property and in turn to the rear Garden.

The Garden to the rear is lovely and enclosed having a decked Patio Area stepping down into the central area of lawn with borders surrounding. Additional, gravelled Patio Area. At the back of the Garden there is a Detached rendered Garage Store with timber double doors to the front and electric throughout. The rear Garden also gets sunlight for the entire day, rising at the back and setting on the Patio Area.

Such a convenient location!



Approx Gross Floor Area = 881 Sq. Feet  
= 81.67 Sq. Metres

