

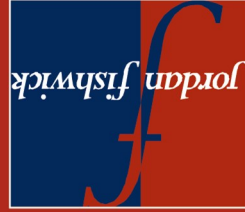


*Jordan fishwick*

18 Beaufort Avenue, Sale, M33 3WL

£725,000





Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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## 18 Beaufort Avenue, Sale, M33 3WL

Spacious Victorian Five Bedroom Semi-Detached Property situated on a very popular road in Sale within easy reach of Sale Grammar School, Brooklands MetroLink and the amenities Sale has to offer. The property requires a full renovation but offers so much potential to create a charming family home. Currently over 2700 sqft, including the cellars, and boasting a sunny south facing garden.

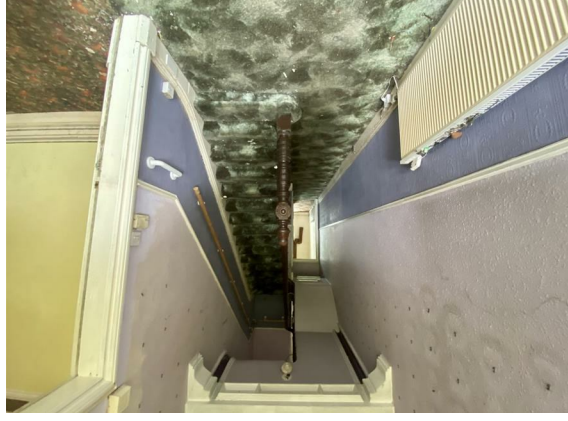
The ground floor comprises: storm porch, entrance hallway, lounge, breakfast kitchen with door to the garden, downstairs WC, dining/sitting room and conservatory. The first floor comprises three double bedrooms and family bathroom. To the second floor there are a further two double bedrooms which have partitioned into two separate spaces each. To the lower ground floor there are various cellar chambers, some with restricted head height.

Externally there is a driveway for multiple cars, detached garage and spacious garden.

Freehold. Council Tax Band F. EPC Rating F. No Onward Chain.

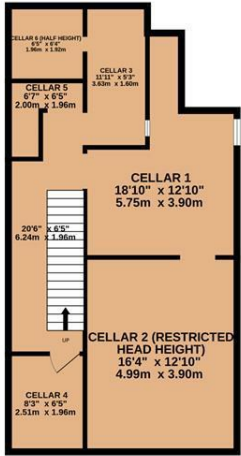
Ground Floor	Bedroom Five	13'5" x 13'3"	Plus partition area of 4m x 1.8m
	Hallway	15'8" x 12'9"	
	Lounge	15'10" x 12'9"	
	Kitchen	15'1" x 12'9"	
	Conservatory	9'10" x 9'10"	
	WC		
First Floor	Master Bedroom	19'8" x 13'1"	
	Bedroom Two	13'5" x 13'1"	
	Bedroom Three	13'1" x 13'1"	
	Bathroom	8'10" x 6'6"	
Second Floor			

Lower Ground Floor	Cellar 1	12'1" x 12'9"
	Cellar 2	12'9" x 16'4"
	Cellar 3	11'9" x 5'10"
	Cellar 4	6'6" x 8'2"
	Cellar 5	6'6" x 6'6"
	Cellar 6	6'6" x 6'6"

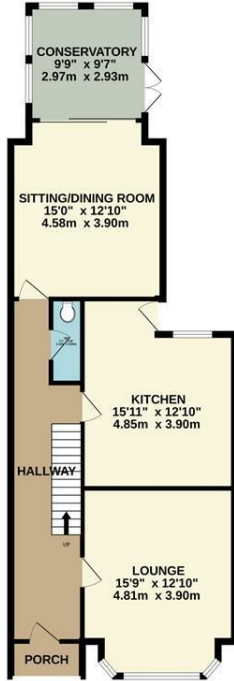


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BASEMENT  
675 sq.ft. (62.7 sq.m.) approx.



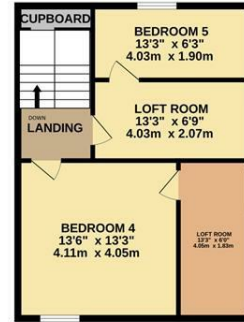
GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



2ND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 2786 sq.ft. (258.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>27</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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