



*jordan fishwick*

# 23 Beechwood Drive, Sale, M33 5RR

\* NO CHAIN \* OFF ROAD PARKING \* A spacious two bedroom semi-detached property in a sought after location, with excellent local schools, transport links and within walking distance to local amenities.

Comprising briefly; porch, spacious lounge/diner, kitchen, two double bedrooms and a family bathroom. Paved driveway to the front with parking for two cars, leading up to the South Facing garden. The garden is a good size and is mainly laid to lawn with small patio area. CALL NOW TO VIEW!

## £250,000

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Porch

Accessed through uPVC door, laminate flooring.

#### Living Room

Spacious living room with laminate flooring, radiator, double glazed uPVC window to front aspect.

#### Kitchen

With eye and base level units, double glazed uPVC window, roll top countertop, stainless steel sink with mixer tap and laminate flooring. Ceiling light point, radiator and window to rear aspect.

#### Master Bedroom

Spacious master bedroom with carpets, double glazed UPVC window to front aspect and radiator.

#### Second Bedroom

A further bedroom with double glazed uPVC window to rear aspect, carpets and radiator.

#### Bathroom

With part tiled walls, pedestal style sink, low level W/C, lino flooring and double glazed uPVC window to rear.

#### Garden

South facing garden, mainly laid to lawn with small patio area and high fence boundaries.

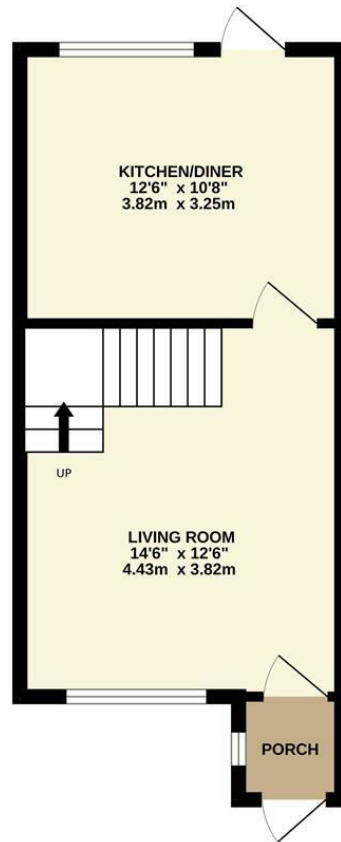


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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