



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**59 BEECH ROAD, M33 2FA**  
**£405,000**



3



1



2



## DESCRIPTION

AN EXCEPTIONALLY WELL-PRESENTED, EXTENDED THREE BEDROOM SEMI-DETACHED HOME IN A QUIET, SOUGHT-AFTER LOCATION.

This larger-than-average three-bedroom semi-detached home has been beautifully extended and updated to a high standard throughout, offering stylish and spacious accommodation ideal for modern family living. The heart of the home is the stunning open-plan living/dining kitchen, complete with a central island, integrated appliances, skylight windows, and bi-folding doors that open onto a beautifully maintained rear garden with an initial patio area – perfect for entertaining.

The property is double glazed and gas centrally heated throughout.

Tucked away in a quiet and privileged location just off Northenden Road, this home is ideally placed for access to Sale Moor Village, Sale Town Centre, and the Metrolink network. The area is also well served by excellent local schools, including Temple Moor Infant School and other sought-after Trafford schools.

Accommodation comprises: Entrance hallway, front lounge with bay window, and the stunning open-plan dining kitchen. Upstairs features a traditional layout with two spacious double bedrooms, a good-sized single bedroom, and a newly fitted modern shower room. Externally, the rear garden is low maintenance, mainly laid to lawn with a paved patio and fenced boundaries. To the front, there is a well-kept garden and a driveway providing off-road parking.

## KEY FEATURES

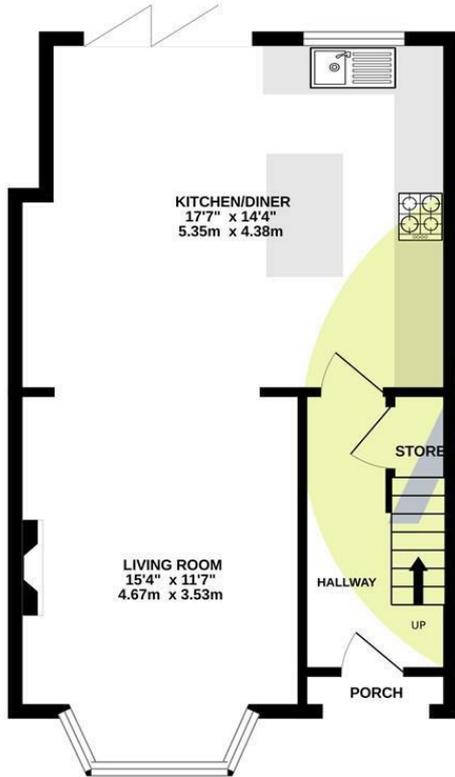
- Extended Three Bedroom Semi-Detached Home
- Stunning Open-Plan Kitchen with Central Island
- Bi-Fold Doors Opening to Landscaped Garden
- Recently Renovated to a High Standard
- Modern Shower Room
- Quiet Location Just Off Northenden Road
- Close to Sale Moor, Sale & Metrolink
- Driveway & Low Maintenance Rear Garden



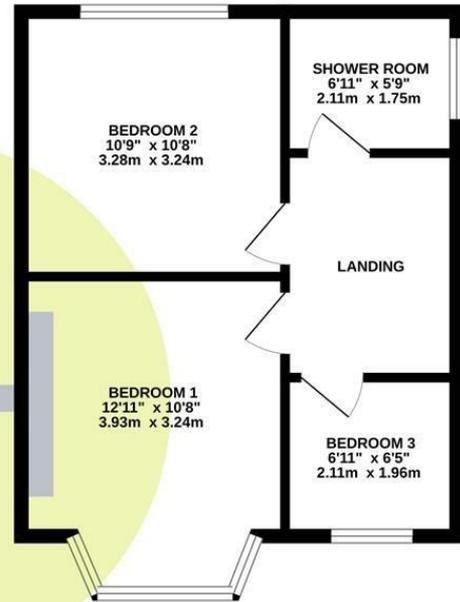




**GROUND FLOOR**  
484 sq.ft. (45.0 sq.m.) approx.



**1ST FLOOR**  
389 sq.ft. (36.2 sq.m.) approx.



**TOTAL FLOOR AREA : 874 sq.ft. (81.2 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) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		67	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## ASHWORTH HOLME

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