



# ASHWORTH HOLME

Sales · Lettings · Property Management



**3 BEECHFIELD CLOSE, M33 4EH**  
**£1,100 PER CALENDAR MONTH**

2 1 1



## DESCRIPTION

AVAILABLE EARLY MARCH - ENQUIRE NOW.

An excellent opportunity to let this newly decorated two-bedroom first-floor maisonette, benefitting from its own private entrance and ground-floor hallway, and ideally positioned within easy reach of Sale Town Centre.

The property has been recently redecorated throughout and benefits from brand-new carpets, creating a fresh and modern living space. Additional features include a spacious lounge with access to the kitchen, double glazing throughout, and ample off-road parking. The property is located in a highly convenient area, with the Metrolink tram stop just a 10-minute walk, providing excellent transport links.

The accommodation briefly comprises: a private ground-floor entrance hallway with stairs leading to the first floor, a living/dining room, kitchen, spacious master bedroom, second bedroom, separate study, and a bathroom. Externally, there are well-maintained communal grounds to the front and rear, along with ample parking bays for residents and visitors.

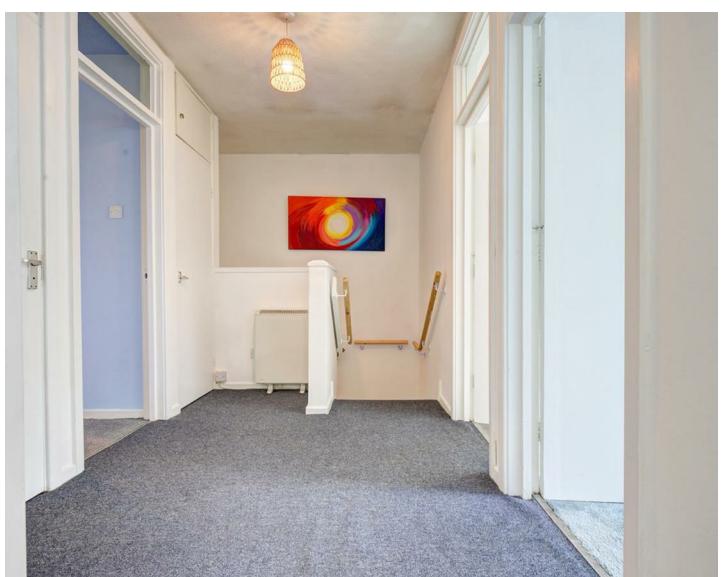
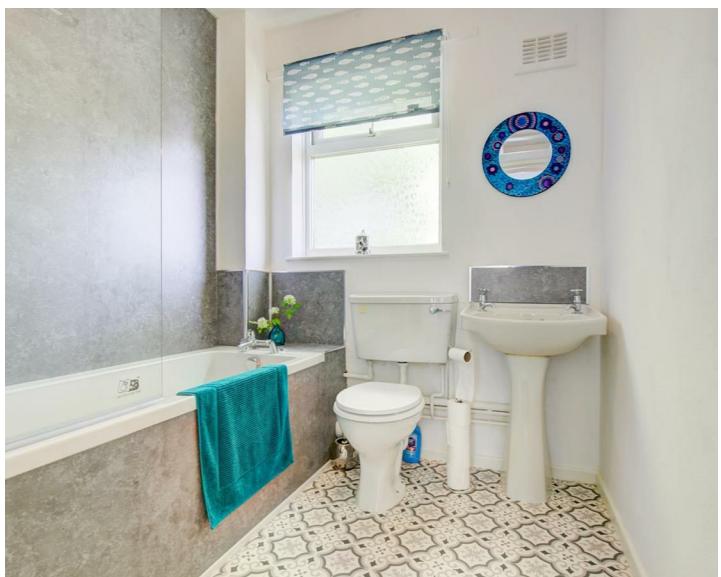
Trafford Council Tax Band=A

EPC=D

## KEY FEATURES

- **ENQUIRE NOW - AVAILABLE EARLY MARCH 2026**
- Easy walking distance of Sale Town Centre
- Private entrance (no communal hallways)
- Recently updated throughout
- Ample off road parking available
- Two bedroom first floor apartment
- Separate study/storage room
- Double glazing & electric heating system
- Unfurnished (Blinds, curtains & white goods only)



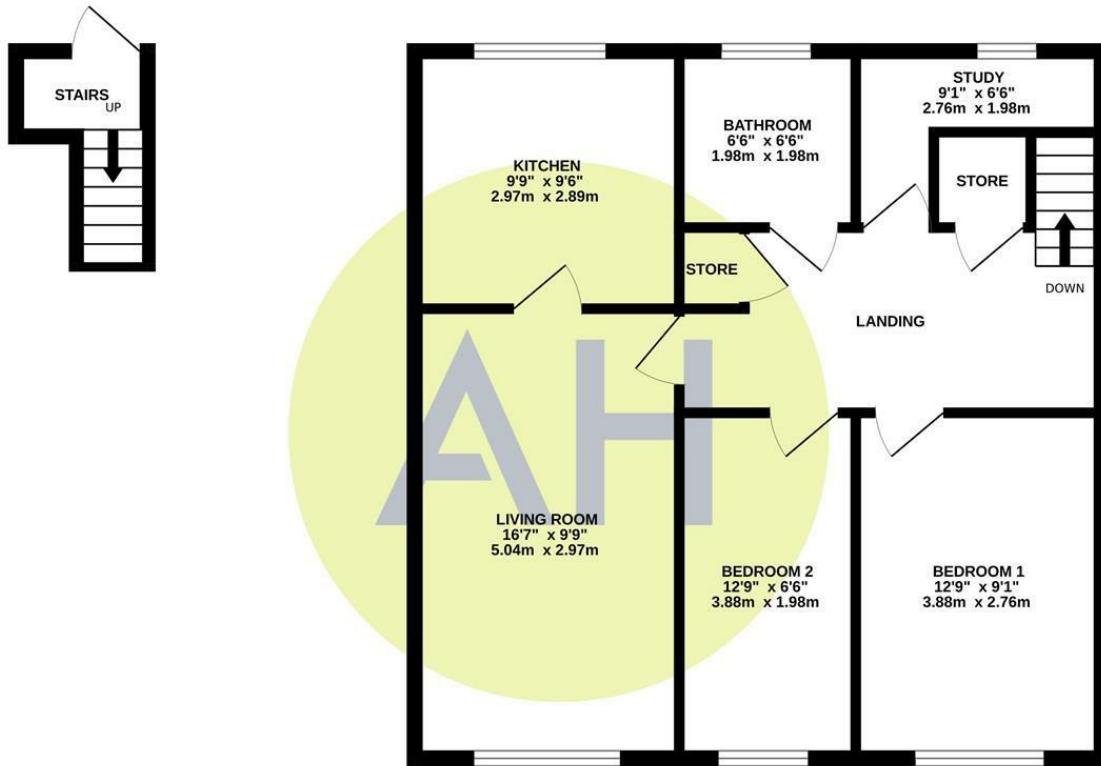


# FLOOR PLANS



GROUND FLOOR  
27 sq.ft. (2.5 sq.m.) approx.

FIRST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	77
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E [INFO@ASHWORTHHOLME.CO.UK](mailto:INFO@ASHWORTHHOLME.CO.UK)  
[WWW.ASHWORTHHOLME.CO.UK](http://WWW.ASHWORTHHOLME.CO.UK)



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.