



37 Beechfield Close, Sale

Sale

£170,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



37 Beechfield Close

Sale

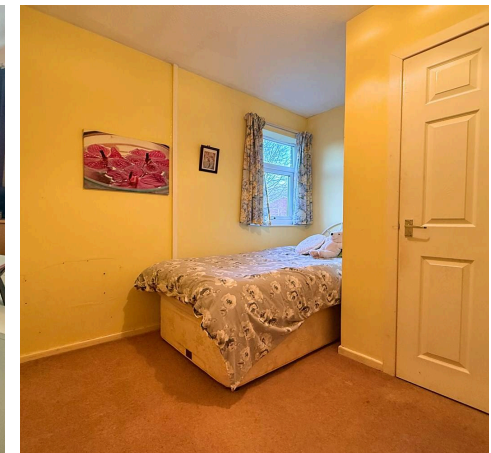
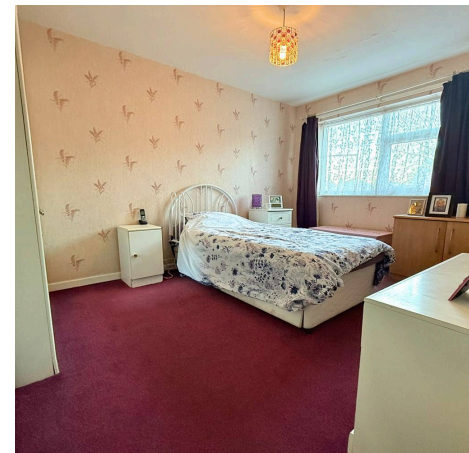
Located in a quiet yet convenient cul-de-sac, this larger than average two-bedroom apartment on the first floor features its own private entrance. With the advantage of parking and communal gardens, this property is sure to attract first-time buyers, investors, or individuals seeking to downsize. No Chain.

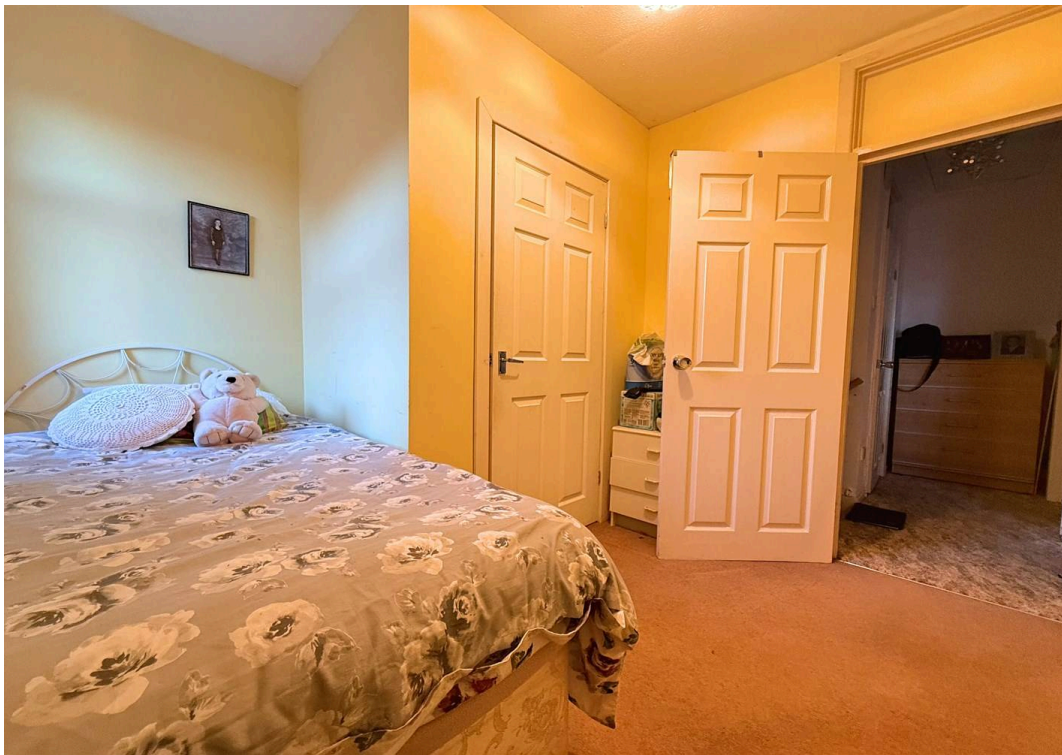
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- Residents & Visitors Parking
- First Floor Apartment With Private Entrance
- Highly Convenient Location Close To Sale, Timperley & Altrincham
- Spacious Lounge/Diner & Kitchen
- No Chain
- Two Generous Bedrooms - Both With Fitted Storage Cupboards





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	43 E	
21-38	F		
1-20	G		

Beechfield Close is situated in a highly convenient location, providing access to nearby towns and villages such as Altrincham, Sale, and Timperley. The property also offers easy connectivity to Manchester's extensive motorway network and accessible transport links.

The accommodation briefly consists of a private entrance that leads into a spacious entrance hallway. On the first floor, there is a living/dining room that features a large window overlooking the gardens, a fitted kitchen, and two generously sized bedrooms, with the second bedroom revealing a large storage cupboard, all serviced by a bathroom with a three-piece suite.

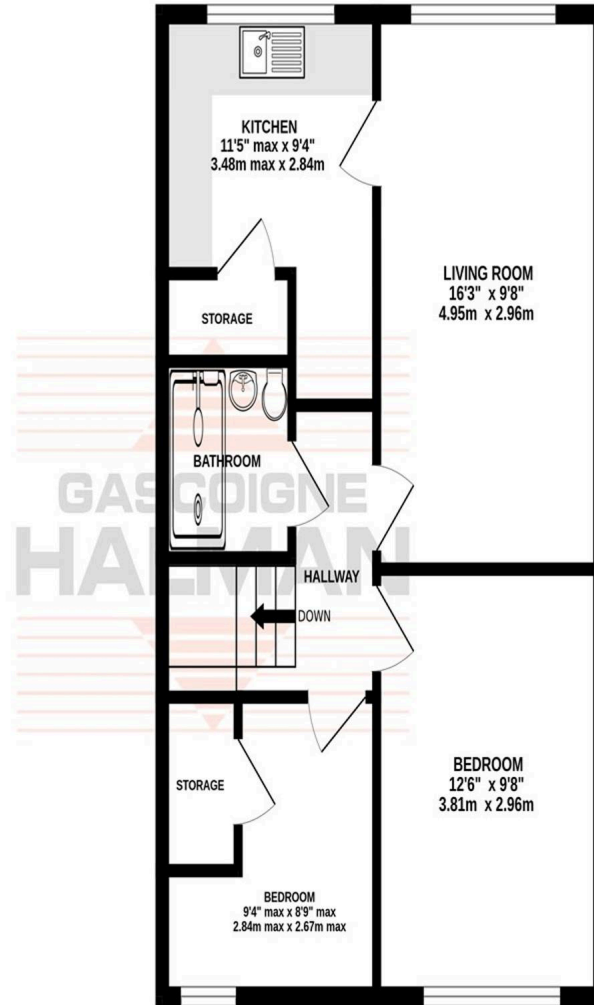
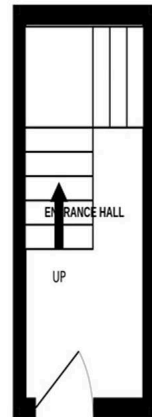
Externally, the property enjoys resident parking along with ample visitor parking. Additionally, there are beautifully maintained communal gardens. No Chain!

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.



GROUND FLOOR
65 sq.ft. (6.0 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.7 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 ©2025



THE AREA'S LEADING ESTATE AGENCY