

78 Beech Road

Sale

£425,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







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Sale

Beautifully presented 3-bed semi-detached home with driveway, modern kitchen, two bright receptions, landscaped gardens, stylish bathroom, and flexible spaces ideal for families or professionals.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

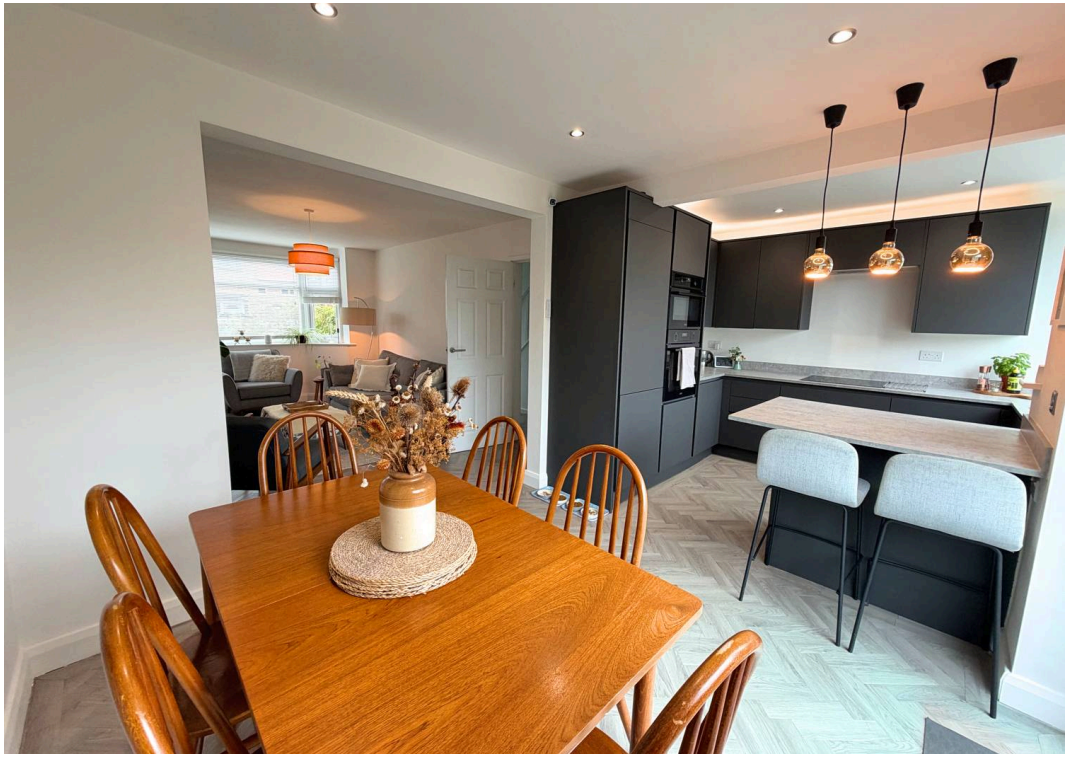
EPC Environmental Impact Rating:

- Off-road parking
- Landscaped private garden
- Modern open plan kitchen dining
- Kitchen island with seating
- Large bay windows
- Modern bathroom with bathtub and shower
- Situated within convenient reach of Sale Moor Village and Sale Town Centre









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This beautifully presented three-bedroom semi-detached house offers an impressive blend of classic charm and modern sophistication, making it an ideal family home. The property welcomes you with a private driveway for convenient off-road parking, complemented by a well-maintained front garden adorned with mature shrubs and an attractive brick exterior.

Stepping inside, you are greeted by a spacious layout featuring two bright and airy reception areas. The living room is enhanced by a large bay window, herringbone flooring, and a stylish wood burning stove, creating a warm and inviting atmosphere. The open plan kitchen and dining area is a true centrepiece, featuring sleek modern units, integrated appliances, a chic kitchen island with seating, and elegant pendant lighting. Expansive sliding doors and large windows flood the space with natural light while offering seamless access to the lush, landscaped rear garden.




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The property continues to impress with a modern family bathroom featuring a sleek bathtub with integrated shower, large frosted windows for natural light and privacy, and contemporary fixtures. The bedrooms are spacious with large windows and neutral decor, including a bay-windowed principal bedroom with ample storage space. The third bedroom, currently used as a home office space with ample natural light, provides an ideal environment for remote work or study. Elegant hallways with herringbone flooring and modern lighting further enhance the home's welcoming feel. Overall, this semi-detached house combines thoughtful design, flexible living spaces, and exceptional outdoor areas, making it perfect for families and professionals seeking a stylish yet practical home.

The outdoor spaces are a standout feature, designed for both relaxation and entertaining. A generously sized patio area, complete with comfortable garden seating, provides the perfect setting for al fresco dining or a quiet morning coffee. The beautifully landscaped garden boasts vibrant flower beds, neatly trimmed hedges, and a private fenced enclosure, offering a tranquil retreat and plenty of space for children to play.













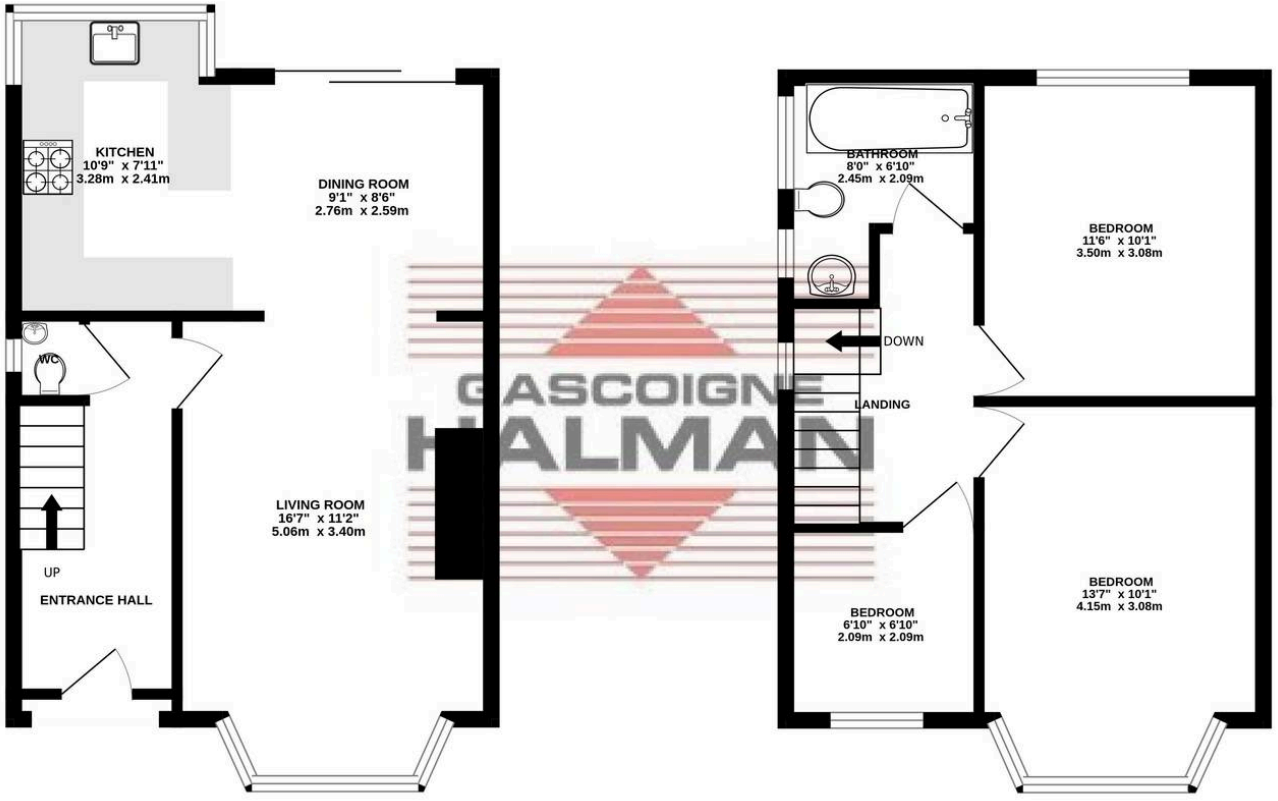






GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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Gascoigne Halman Sale

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