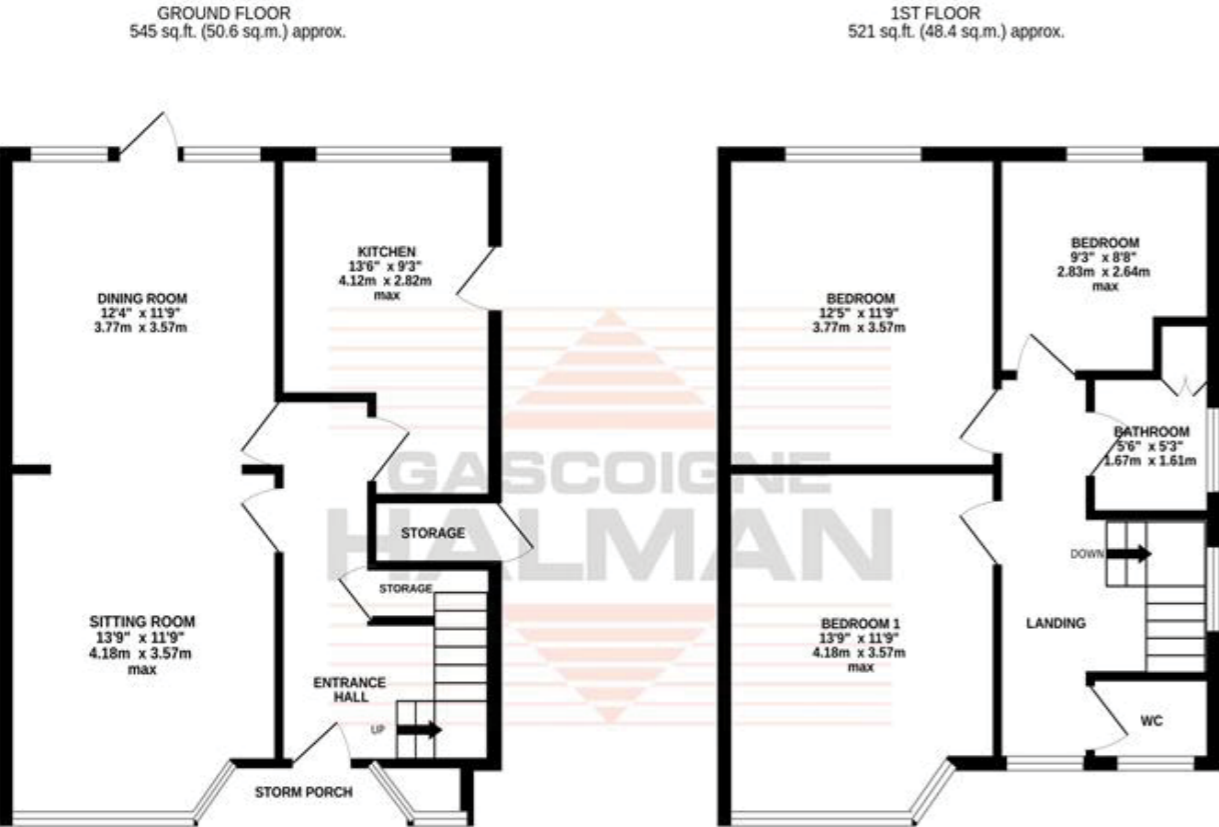


144 ASHTON LANE
Sale
£450,000



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 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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THE AREAS LEADING ESTATE AGENCY

Sale
96, School Road, SALE M33 7XB
0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

An attractive traditional larger-style bay-fronted semi-detached, with two reception rooms and three bedrooms, offering scope for improvement through modernisation, with a well sized rear garden, and being ideally located close to Ashton village, Sale, popular schools and key transport links.

No Chan.

- Bay Fronted Semi Detached Residence
- Three Generous Bedrooms
- Family Bathroom With Separate WC

- Prominently Positioned Close To Ashton On Mersey Village
- Ideal For Someone Looking For A Family Home
- Set Back From The Road - Off Road Parking & Beautifully Maintained Gardens

£450,000

144 ASHTON LANE

Sale



Occupying a fine position within a short stroll of Ashton-on-Mersey village, and close to both Sale town centre and popular primary and secondary schools, an attractive and lovingly maintained bay-fronted semi-detached house. The larger-style accommodation begins with a welcoming wide entrance hall, to the left is a spacious bay-fronted living room with feature fireplace, opening to charming dining room with aspect over the rear garden, ahead of the hall is a separate fitted kitchen with side door giving access to the rear. To the first floor, off the spacious landing, are three well sized bedrooms, a bathroom and separate w/c.

Externally the house is set back from the road and enjoys a driveway to front with lawned garden, whilst to the rear is a secluded lawned garden, fenced boundaries and a detached garage.

LOCATION

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.

DIRECTIONS

For Sat Nav purposes M33 5EZ

TENURE

Leasehold - Subject to verification by Solicitor

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford BC - Band D

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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