



Ashton Lane, Sale, Cheshire, M33

Guide Price: £450,000

Freehold

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** Offered with NO ONWARD CHAIN ** Located in the heart of Ashton Upon Mersey Village is this well presented Semi Detached Home with heaps of potential to make it your own.

This fantastic family home is perfectly located close to popular schooling, within easy reach of motorway networks and green spaces such as Ashton Park whilst also being within walking distance of Ashton Upon Mersey Village and close to Sale town centre.

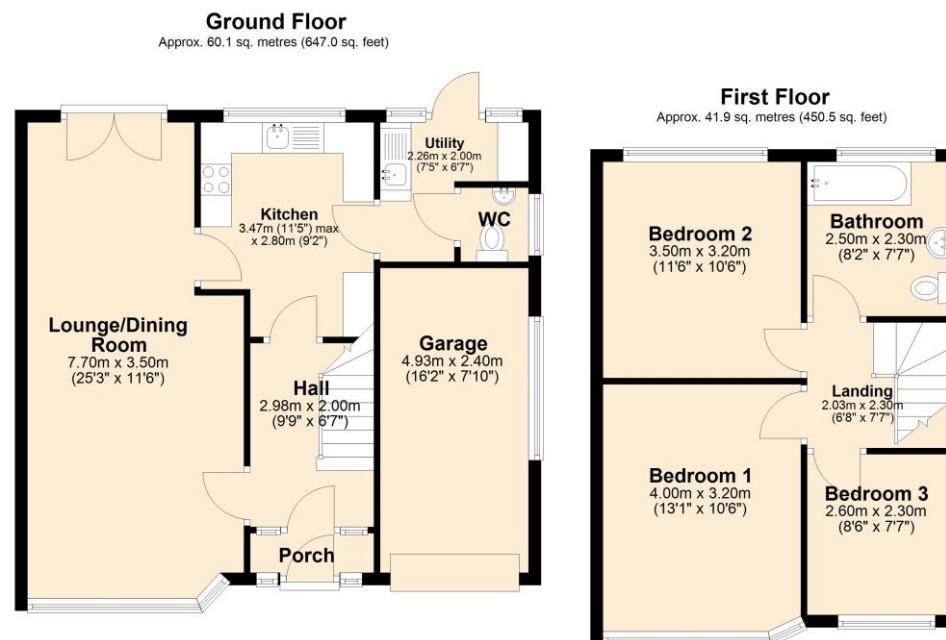
The property itself is set back from the road and provides off road parking and a well maintained garden to the front. As you enter the property you are greeted by a bright and airy entrance hall which provides access into the main reception room. The living/ dining room offers a fantastic space for the whole family with room for both living and dining furniture, patio doors lead to the rear garden. There is a modern kitchen fitted with a range of base and eye level units as well as a utility room and downstairs WC. The property also has the added benefit of a integral garage which could be converted* to provide extra living space.

The first floor is home to THREE bedrooms, the main bedroom is fitted with a range of wardrobes. The family bathroom is fitted with a three piece modern bathroom.

Externally to the rear there is a private enclosed garden with the majority laid to lawn, paved patio area creating a great space for entertaining and well stocked flower beds.

A brilliant family home that must be viewed to be appreciated.

- Freehold
- EPC Grade TBC
- Council Tax Band D



Total area: approx. 102.0 sq. metres (1097.4 sq. feet)





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.