



**Church Lane, Sale, Cheshire, M33**

**Offers Over: £385,000**

*Freehold*



# Church Lane, Sale, Cheshire, M33

Nestled on the ever-popular Church Lane, just a short stroll from Sale Town Centre and moments from the heart of Ashton-on-Mersey Village, this charming period mid-terrace property is a perfect blend of character and contemporary style.

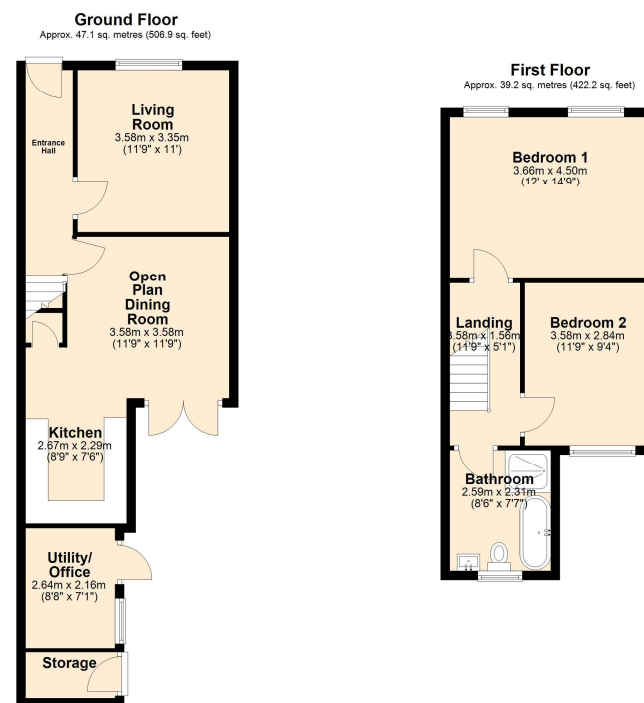
Meticulously maintained and thoughtfully presented throughout, the home retains a wealth of original features that add warmth and charm to its modern finish. The accommodation comprises: a welcoming entrance hallway, a characterful lounge with exposed original floorboards, and a stunning open-plan kitchen and dining area—ideal for entertaining.

Upstairs, the property offers two generously sized double bedrooms and a luxurious bathroom, beautifully appointed with a four-piece suite including a spacious walk-in shower.

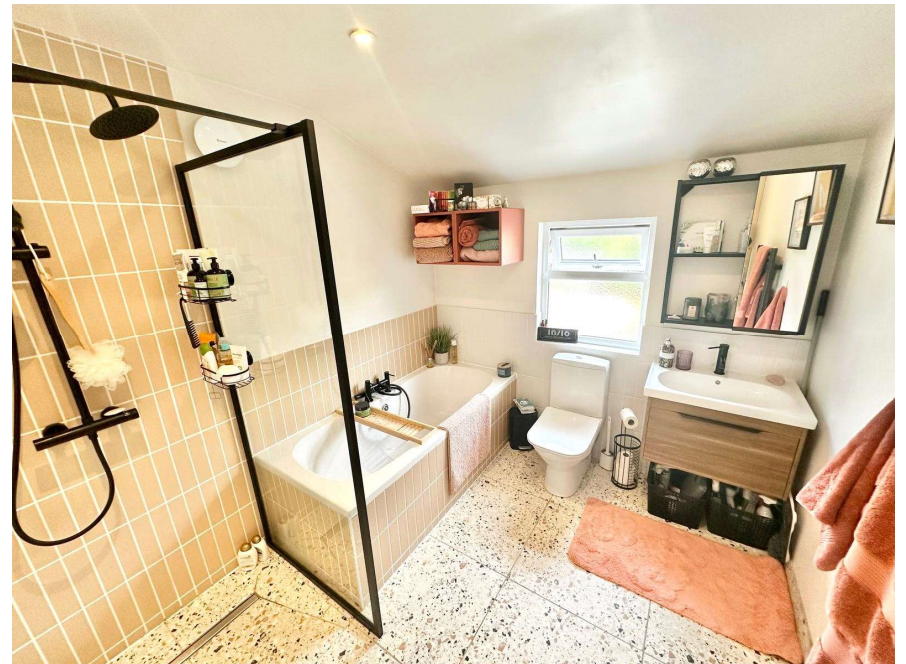
Outside, an initial courtyard enclosed by original brick walls offers access to useful outbuildings, while beyond lies a well-tended rear garden, mainly laid to lawn and enjoying an open aspect. The front garden features established shrubbery and is enclosed by original brickwork and elegant wrought iron fencing.

An exceptional home in a prime location—early viewing is highly recommended to fully appreciate its unique charm and quality.

- Freehold
- EPC TBC
- Council Tax Band B



Total area: approx. 86.3 sq. metres (929.1 sq. feet)







## The Property Man

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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.