



ASHWORTH HOLME
Sales · Lettings · Property Management



88 ASH LANE, WA15 8PB
£575,000



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DESCRIPTION

A RARE OPPORTUNITY TO ACQUIRE THIS CHARMING THREE BEDROOM COTTAGE OVERLOOKING OPEN COUNTRYSIDE COMPLETE WITH A SUBSTANTIAL SOUTH WESTERLY FACING REAR GARDEN AND HUGE DEVELOPMENT POTENTIAL.

This stunning family home offers (including the detached brick built garage) over 1500-SqFt of accommodation arranged over two floor and benefits from two reception rooms, a downstairs WC, substantial gardens, a detached garage and ample off road parking.

The property forms part of a superb location close to Hale Barns, Hale Village and the hugely popular market town of Altrincham yet still enjoying open countryside views to the front aspect. Excellent transport links are also nearby as is Manchester Airport and outstanding local schools Trafford is renowned for.

In brief the accommodation comprises: entrance porch, entrance hallway, living room, kitchen, utility room, downstairs WC and a large lounge which runs the full length of the property. To the first floor there are three bedrooms and a family bathroom. Externally to the rear there is a substantial and well established South Westerly facing garden which is mainly laid to lawn. To the front there are further gardens and a driveway which leads down the side of the property to the detached brick built garage.

NO ONWARD CHAIN.

KEY FEATURES

- Charming three bedroom cottage
- Substantial South Westerly facing garden
- Large detached garage
- Freehold
- Stunning open aspect to the front
- Highly sought after location
- huge development potential
- No onward chain

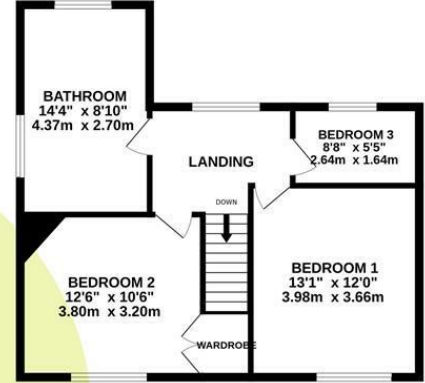
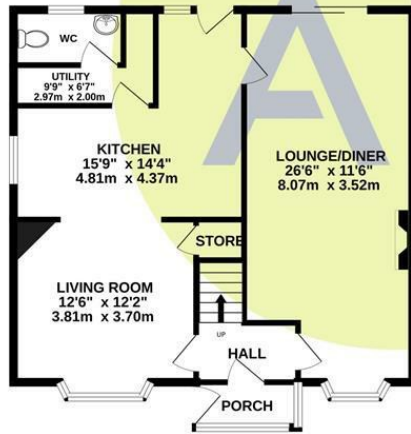
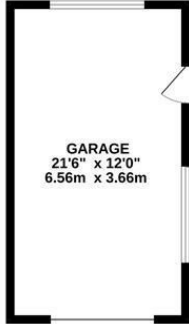






GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.