



**51 GREEN LANE, M33 5PN**  
**£329,995**



## DESCRIPTION

A SUPERBLY PROPORTIONED AND WELL PRESENTED TWO DOUBLE BEDROOM MID-TERRACE SITUATED IN THE VERY HEART OF ASHTON-ON-MERSEY VILLAGE.

This spacious property benefits from a large open plan lounge/dining room, a modern dining kitchen with access to the rear gardens, two double bedrooms and a useful loft room to the second floor which is suitable for a variety of uses.

Warmed by gas central heating and double glazing throughout.

Forming part of a highly convenient and sought after Village location which puts the property on the doorstep of countless amenities including many independent shops and restaurants in addition to chains stores such as Tesco and Co-Op.

In brief the accommodation comprises: Entrance porch, large lounge/dining room with under stairs storage cupboard and a modern dining kitchen which gives access to the rear garden. To the first floor there are two very well proportioned double bedrooms and a bathroom. To the second floor there is a loft room accessed via a fixed staircase from the landing. Externally to the rear there is a good sized garden which is mainly flagged. Further walled gardens to the front.

NO ONWARD CHAIN. Freehold.

## KEY FEATURES

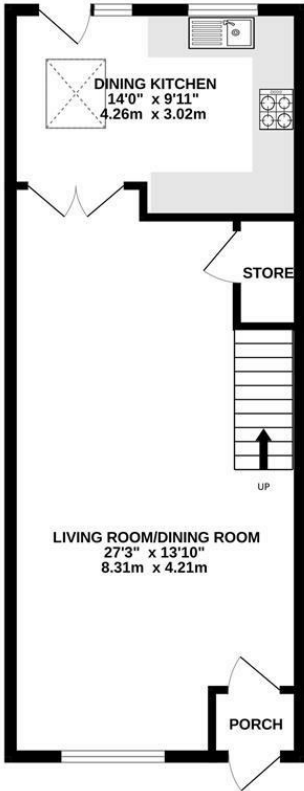
- Two double bedroom mid-terrace
- Central Ashton Village location
- Modern dining kitchen with garden access
- Private rear garden
- Presented to an excellent standard
- Close to fantastic amenities
- Useful loft room
- No onward chain/Freehold



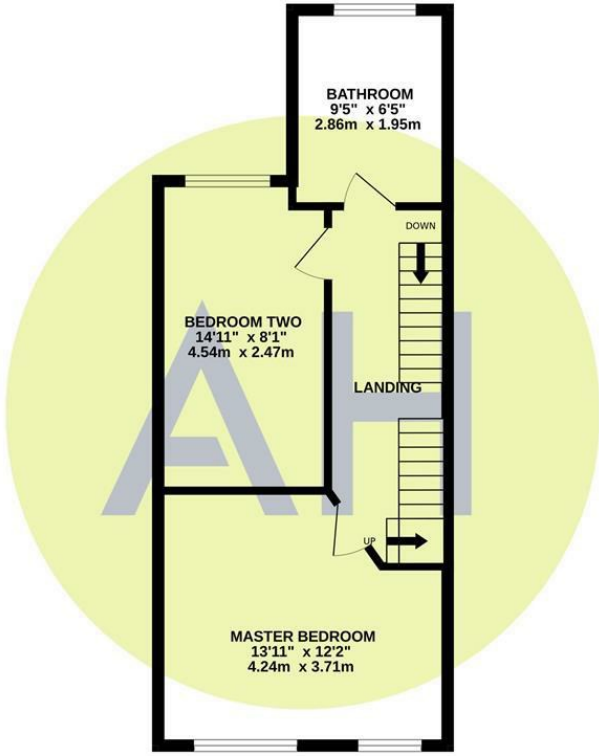




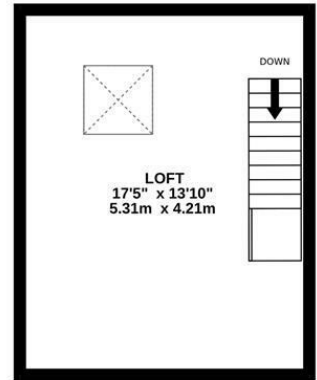
GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



LOFT  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 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.  
Made with Metropix ©2024

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	
		54	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK



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.