



ASHWORTH HOLME
Sales · Lettings · Property Management



15 HAWTHORN LANE, M33 5WW
£420,000



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DESCRIPTION

AN EXCELLENT OPPORTUNITY TO ACQUIRE THIS EXTENDED FOUR BEDROOM SEMI-DETACHED THAT OFFERS NEARLY 1400-SQFT OF LIVING SPACE AND FORMS PART OF A POPULAR AND QUIET CUL-DE-SAC LOCATION NEAR TO ASHTON-ON-MERSEY VILLAGE THE CARRINGTON SPUR.

A majority of the internal accommodation requires modernisation however there is a modern side extension which has made way for a stunning master bedroom in addition to an integral garage and useful downstairs WC.

Warmed by gas central heating and double glazing throughout.

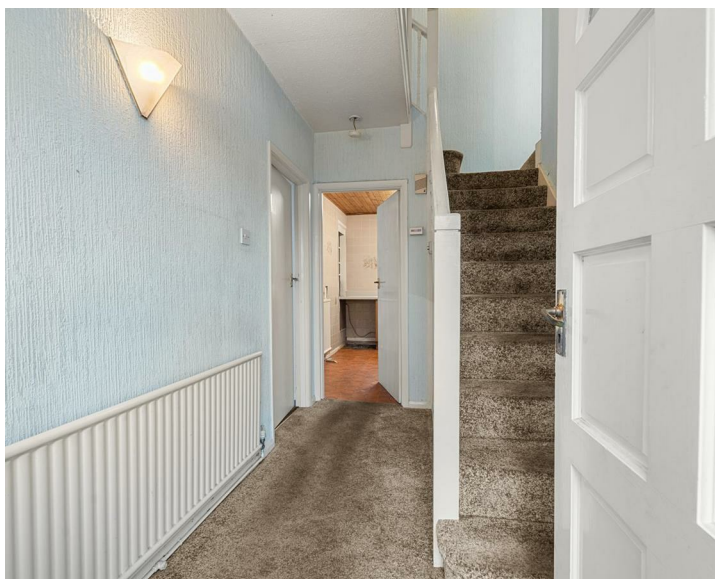
In brief the accommodation comprises: entrance porch, entrance hallway, lounge with bay window to the front aspect, dining room, rear porch, kitchen, integral garage, storage room and a downstairs WC. To the first floor there are four bedrooms, a bathroom and a separate WC. Externally to the rear there is a private garden which is mainly laid to lawn. To the front there is a driveway providing ample off road parking and access to the integral garage which benefits from the electric access door.

NO ONWARD CHAIN. Freehold. Trafford Council Tax Band=D.

KEY FEATURES

- Extended four bed semi-detached
- In need of modernisation
- Useful downstairs WC
- Close to Ashton Village & transport links
- Quiet & popular Cul-De-Sac location
- Large integral garage with garden access
- Highly impressive master bedroom
- No onward chain/FREEHOLD

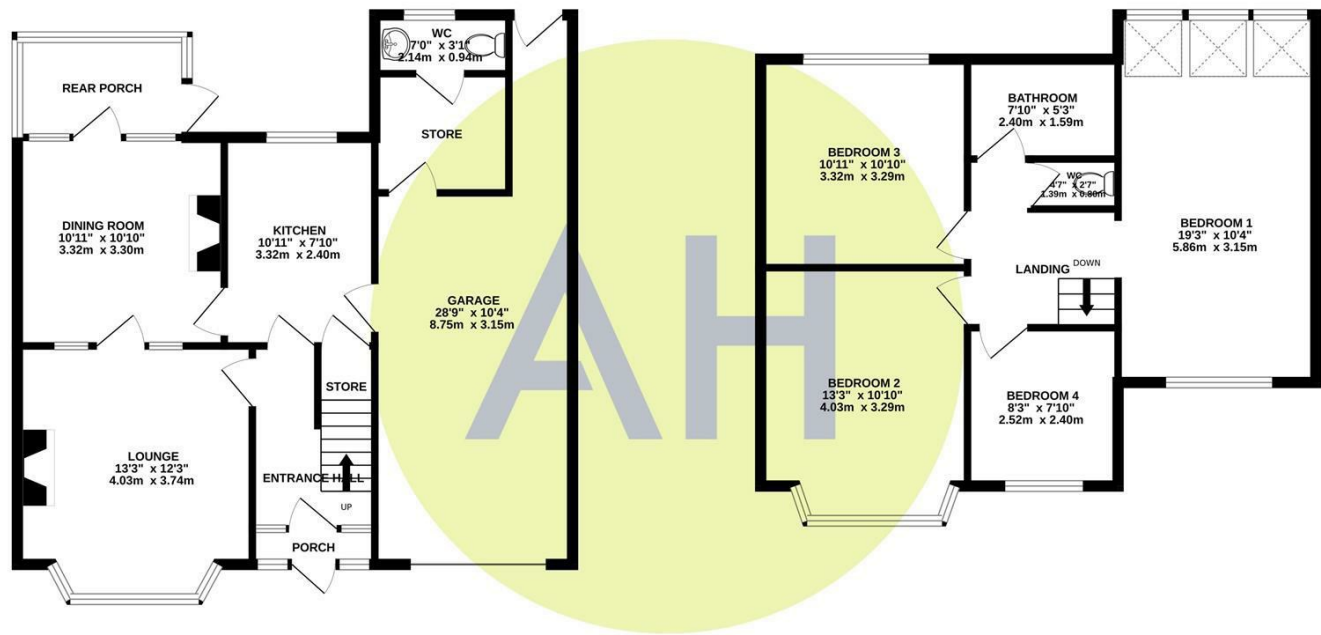






GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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ASHWORTH HOLME

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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		