



ASHWORTH HOLME
Sales · Lettings · Property Management



28 CHURCH LANE, M33 5QP
£525,000



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DESCRIPTION

AN ABSOLUTELY IMMACULATE AND EXTENDED THREE-BEDROOM SEMI-DETACHED HOME ON THE HIGHLY SOUGHT-AFTER CHURCH LANE, JUST A MOMENTS WALK FROM ASHTON-ON-MERSEY VILLAGE

Beautifully presented and maintained to the highest standard, this outstanding home combines generous living space with a stunning landscaped rear garden, complete with a high-spec garden cabin currently used as an artist's studio, and a separate gym.

Forming part of Church Lane, a beautiful and quiet setting, the property is just a short walk from Ashton-on-Mersey Village, which offers independent shops, cafés, and restaurants alongside larger national stores such as the Co-op and Tesco Extra. The home also falls within the catchment area for many of Trafford's highly regarded schools, making it ideal for families.

The accommodation briefly comprises: a recently added entrance porch, welcoming hallway, dining room with bay window to the front and wood burning stove, lounge, and an extended kitchen with stable door to the garden and a handy pantry. To the first floor, there are three bedrooms — two generous doubles and a good-sized single — plus a beautifully appointed bathroom, extended to include a four-piece suite with a walk-in shower. Externally, the property excels with a meticulously landscaped rear garden, mainly laid to lawn, featuring a sunken seating area and raised patio. The garden cabin/studio is divided into two, with power, lighting, and high-end aluminium glazing, providing flexible space for work or leisure. To the front, a block-paved driveway offers off-road parking. FREEHOLD.

KEY FEATURES

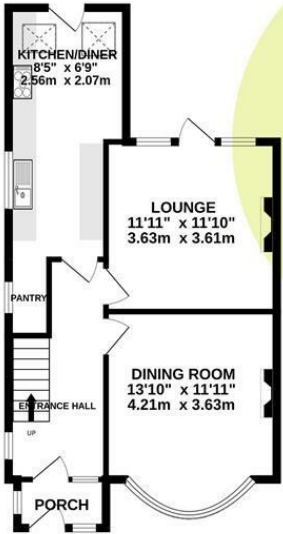
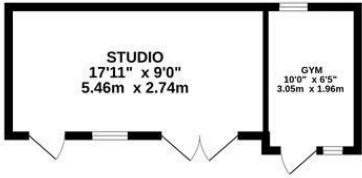
- Extended three-bedroom semi-detached home
- Separate lounge and dining room
- Meticulously landscaped rear garden
- Prime Church Lane location
- Entrance porch and welcoming hallway
- Stunning extended kitchen with garden access
- High-spec garden cabin/studio
- Freehold



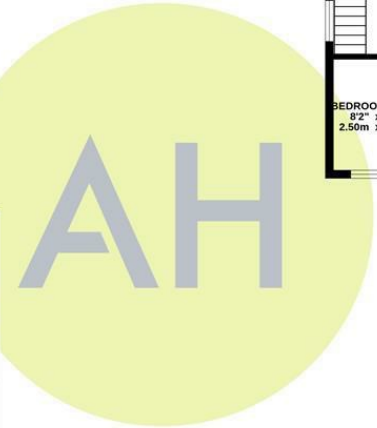
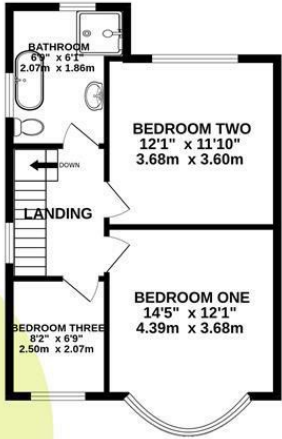




GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

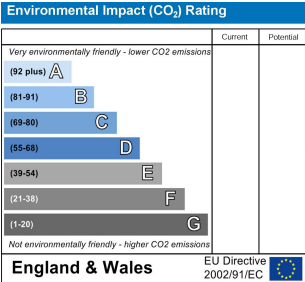
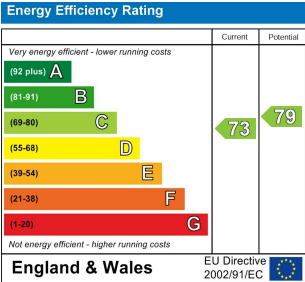


1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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