



Hawthorn Lane, Sale, Ashton Upon Mersey, M33

Guide Price: £480,000

Freehold

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**** NO ONWARD CHIAN **** This well-presented two-bedroom bungalow occupies a generous plot on the popular Hawthorn Lane and offers spacious, versatile accommodation arranged entirely over one level. Ideally suited to those looking to downsize, retire or simply enjoy the convenience of single-level living, the property combines comfortable living space with a manageable garden, off-road parking and the added benefit of a garage.

On entering the property, the accommodation is well proportioned throughout, with a practical layout designed to offer both comfort and ease of living. The bungalow provides two generous double bedrooms, offering ample space for bedroom furniture and providing flexibility for those who may wish to utilise one of the rooms as a guest bedroom, home office or hobby room.

The spacious living room provides an inviting area in which to relax and entertain, with double doors opening directly onto the rear garden. These doors allow plenty of natural light into the room while also creating an excellent connection between the internal and external living spaces, particularly during the warmer months.

The modern kitchen is fitted with a range of base and eye-level units providing useful storage and preparation space. The accommodation is completed by a bathroom, conveniently positioned to serve both bedrooms and the main living areas.

Externally, the property sits on a good-sized plot with manageable garden areas, making it ideal for buyers who would like to enjoy their own outdoor space without the maintenance associated with a particularly large garden.

The generous plot also provides exciting potential for a purchaser wishing to further enhance the property. Subject to obtaining the necessary planning permissions and consents, there may be scope to extend or reconfigure the existing accommodation to create additional living or bedroom space.

The property is ideally positioned within easy reach of Ashton-upon-Mersey Village, where a variety of independent shops, cafés, restaurants and everyday amenities can be found. For those who enjoy the outdoors, the beautiful River Mersey walks are also close by, providing miles of scenic walking and cycling routes. Excellent transport connections are readily accessible, including convenient access to the motorway networks, making the property particularly well placed for commuting throughout Greater Manchester and the wider North West.



- Freehold
- EPC D
- Council Tax D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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