



Green Lane, Sale, Trafford, M33

Offers Over: £450,000

Freehold

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This attractive three-bedroom semi-detached home is ideally situated in the heart of Ashton Upon Mersey Village, offering a perfect blend of convenience and comfortable family living. Located within easy reach of Ashton Park, excellent motorway networks, and highly regarded local schools, the property is perfectly suited for growing families and professionals alike.

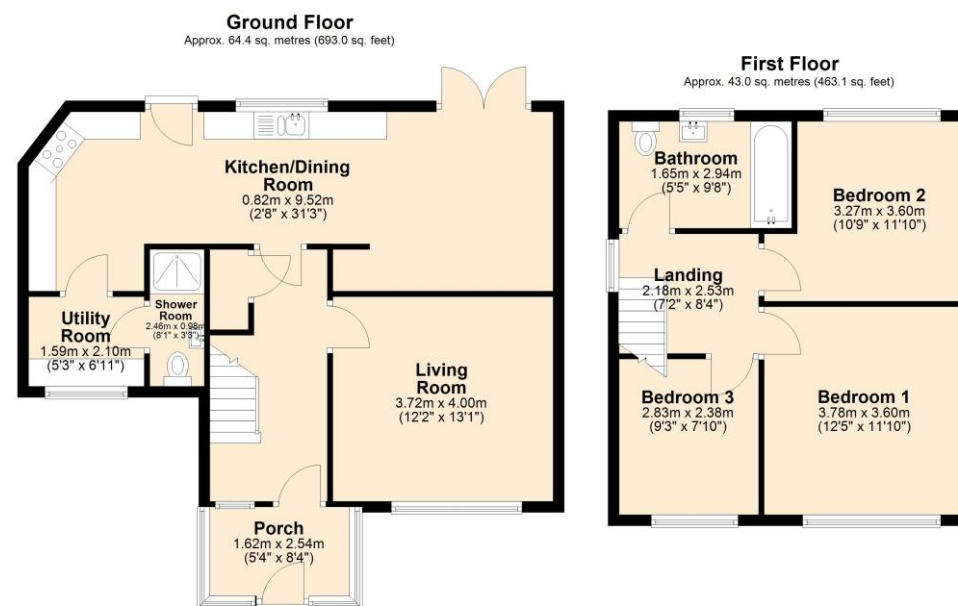
The property is approached via a block-paved driveway and benefits from an enclosed front garden, mainly laid to lawn with stylish timber sleepers creating well-defined flower beds. Upon entering, you are welcomed by a spacious porch leading into the entrance hall, which features elegant laminate flooring and sets the tone for the rest of the home.

To the right of the hallway is a charming living room, boasting a large front-facing window that fills the space with natural light. The room is enhanced by bespoke fitted cabinets positioned either side of a feature chimney breast with an open fire, creating a warm and inviting atmosphere.

To the rear of the property is a stunning open-plan dining kitchen, designed with both practicality and modern living in mind. This space features a range of base and wall units, integral appliances, and stylish wood-effect worktops. Skylights and patio doors flood the room with light while providing direct access to the rear garden, making it ideal for entertaining. A separate utility room offers space for two appliances and includes a window overlooking the front garden. Completing the ground floor is a convenient shower room fitted with a WC and wash hand basin.

Upstairs, the property offers three generously sized bedrooms, all well-proportioned and suitable for a variety of uses. The landing provides access to the loft via a drop-down ladder, offering excellent additional storage potential. The family bathroom is fitted with a three-piece suite comprising a bath, WC, and wash hand basin.

Externally, the rear garden has been thoughtfully designed for low maintenance, featuring a beautiful Indian stone patio area and a raised lawn, providing a perfect space for outdoor relaxation and entertaining.



Total area: approx. 107.4 sq. metres (1156.2 sq. feet)

- Freehold
- Council Tax B
- EPC TBC





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Disclaimer

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