



Church Lane, Sale, M33

Guide Price: £435,000

Leasehold

Offered to the market with no onward chain, this well presented three bedroom semi-detached property is situated on the ever popular Church Lane in Ashton-on-Mersey, making it an ideal purchase for families, first time buyers or those looking to upsize. Within walking distance to the village where there is an array of amenities, close by transport links and well regarded schooling. The property has undergone recent upgrades including a new boiler, rewire and fitted kitchen.

The property benefits from a generous paved driveway providing off-road parking for several vehicles, alongside a well maintained front lawn. Upon entering the property, you are welcomed by a bright entrance hallway featuring laminate flooring and a useful understairs storage cupboard. The spacious main living room has been recently redecorated and benefits from new carpets, creating a fresh and inviting space. A large picture window allows plenty of natural light to flood the room, enhancing the generous proportions.

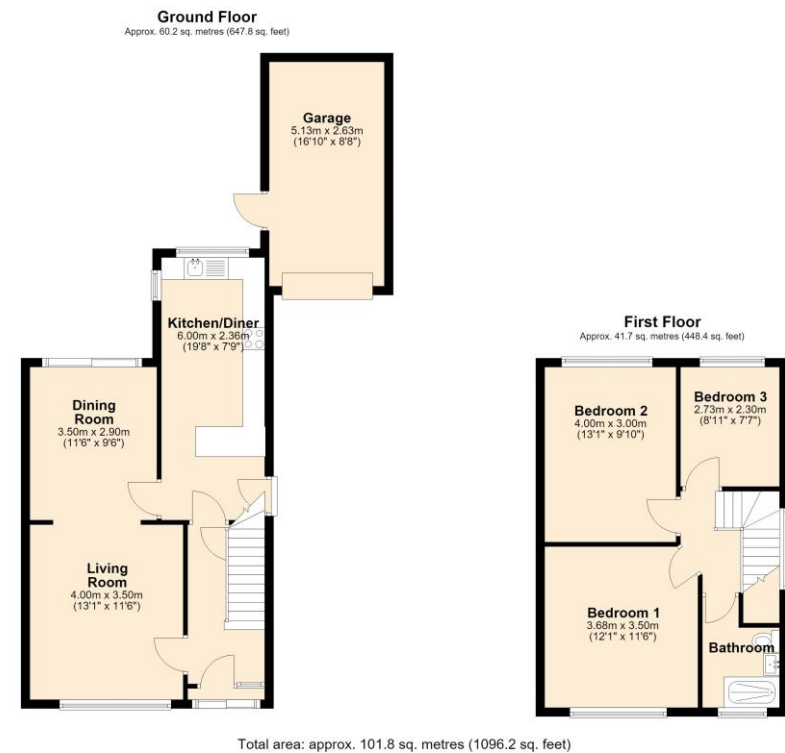
An attractive archway leads through to the dining room, which offers ample space for a family dining table and chairs. Patio doors provide direct access to the rear garden, making this an ideal space for both everyday family living and entertaining guests.

The newly kitchen is fitted with a range of wall and base units, offering excellent cupboard and worktop space. It features grey vinyl flooring, a breakfast bar, a gas hob, electric ovens, and space for freestanding appliances. A large window overlooks the rear garden, allowing for plenty of natural light.

To the first floor, the landing provides loft access with fully boarded loft and pull down ladder. The principal bedroom is located at the front of the property and benefits from a large window and fitted wardrobes. The second bedroom is a spacious double overlooking the rear garden, while the third bedroom is a generous single room, ideal as a child's bedroom, nursery or home office.

The family bathroom is fully tiled and comprises a large shower enclosure with an electric shower, WC, hand wash basin and a useful built-in storage cupboard.

Externally, the property enjoys a large enclosed rear garden with a patio area, providing an excellent space for outdoor dining and relaxing. An attached garage with power and lighting offers additional storage or workshop potential.



- Leasehold
- 999 Years 29/9/1975
- Ground Rent £25PA
- Council Tax C
- EPC TBC





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.