



**5 FINNY BANK ROAD, M33 6LR**  
**£350,000**

2 1 2



## DESCRIPTION

A BEAUTIFULLY PRESENTED GARDEN-FRONTED VICTORIAN MID-TERRACE, IDEALLY LOCATED WITHIN EASY REACH OF ASHTON-ON-MERSEY VILLAGE, THE METROLINK AT DANE ROAD AND JUNCTION 7 OF THE M60.

Well maintained and tastefully updated, the property offers an excellent balance of character and practicality. Features include two spacious reception rooms, a modern recently fitted kitchen and a larger-than-average rear garden for this style of home.

Crucially, the house can be moved straight into and enjoyed immediately, making it particularly appealing to first-time buyers or those seeking a home without the cost and inconvenience of renovation works. Original features remain in place, including period joinery and decorative plaster corbels within the entrance hallway, adding to the property's Victorian charm.

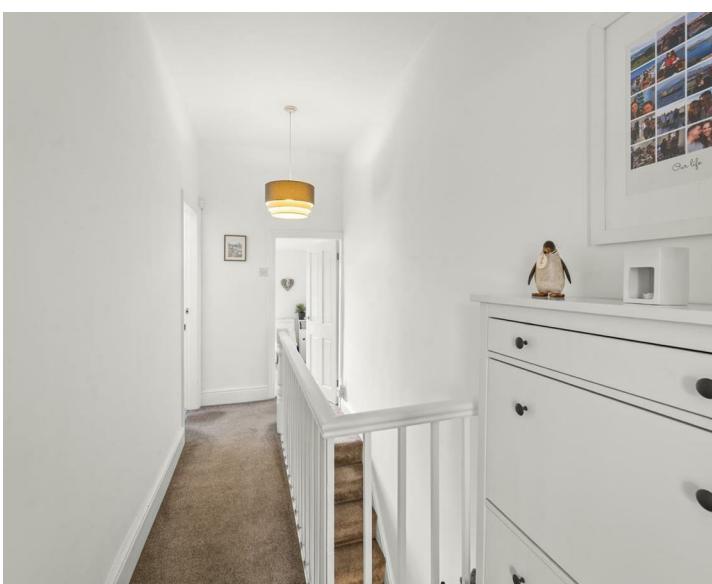
Warmed by gas central heating and benefitting from double glazing throughout, the accommodation in brief comprises: entrance hallway, living room with fireplace, separate dining room and a spacious kitchen with direct garden access. To the first floor are two generous double bedrooms, the principal spanning the full width of the property, along with a well-appointed bathroom fitted with a modern white suite. Externally, there is a landscaped, low-maintenance rear garden incorporating an artificial lawn, patio area and fenced boundaries. To the front, a garden and mature hedge provide privacy from the road. Ample on-street parking is available.

A superb opportunity within a consistently popular location — early viewing is strongly advised.

## KEY FEATURES

- Beautifully presented Victorian mid-terrace
- Competitive £350,000 price point
- Recently fitted modern kitchen
- Larger-than-average rear garden
- Highly sought-after Ashton-on-Mersey location
- Two spacious reception rooms
- Two generous double bedrooms
- Move-in ready – ideal for first-time buyers



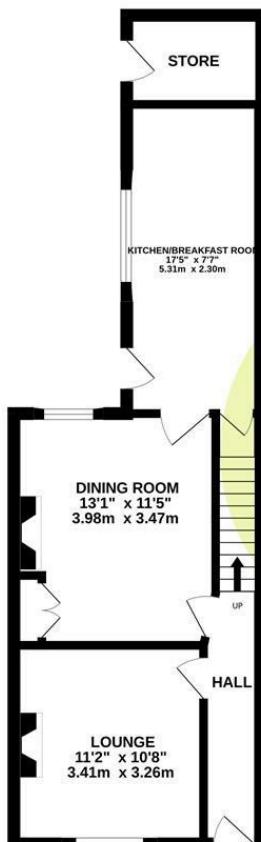


# FLOOR PLANS



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 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.  
Made with Metropix C2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	60
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E [INFO@ASHWORTHHOLME.CO.UK](mailto:INFO@ASHWORTHHOLME.CO.UK)  
[WWW.ASHWORTHHOLME.CO.UK](http://WWW.ASHWORTHHOLME.CO.UK)



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.