



Hawthorn Lane, Sale, M33

Offers Over: £375,000

Freehold

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Situated on a generous corner plot in the heart of Ashton-on-Mersey Village, this attractive two-bedroom semi detached bungalow offers excellent living space, off road parking, an integral garage, and a wraparound garden with plenty of outdoor space.

The property enjoys a highly desirable location within walking distance of Ashton-on-Mersey Village, with its range of shops, cafés, restaurants and local amenities. Scenic walks along the River Mersey and a number of nearby green spaces are also close by, while excellent motorway links, including the M60 and M56, provide convenient access to Manchester city centre, Manchester Airport and beyond.

To the front of the property, there is ample off road parking alongside an integral garage. The bungalow occupies a spacious corner position, providing attractive gardens and potential for further development, subject to the necessary permissions.

The property is entered via a side entrance, leading into a bright and welcoming porch with large windows that allow plenty of natural light to flow through. From here, there is access to the substantial integral garage, which offers excellent storage space and could potentially be converted into an additional bedroom or living accommodation, subject to the relevant consents.

The spacious living room is a standout feature of the home, boasting a large near floor-to-ceiling window that creates a bright and airy atmosphere. There are two well proportioned double bedrooms, one of which benefits from a bay window and fitted wardrobes, providing excellent storage.

The bathroom is fully tiled and features a large shower enclosure. The kitchen offers an abundance of worktop space, ample storage, and a range of integrated appliances, making it both practical and functional for everyday living.

Leading from the kitchen is a conservatory that provides additional living space. The conservatory opens directly onto the rear garden, which is mainly laid to lawn and complemented by a patio seating area. Well established shrubs and planting create a pleasant outdoor setting, and the garden extends around the side of the property, making full use of the generous size plot.

- Freehold
- Council Tax Band C
- EPC Grade C



Total area: approx. 81.6 sq. metres (877.9 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855
E: sales@thepropertyman.co.uk
www.thepropertyman.co.uk

The Property Man
Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.