



**GASCOIGNE
HALMAN**

Hawthorn Lane, Sale
Offers Over £385,000

THE AREA'S LEADING ESTATE AGENCY



Positioned on a corner plot, on an ever popular road close to Ashton On Mersey and all the amenities it has to offer is this wonderful two bedroom semi detached bungalow. The property offers wonderful gardens to three sides along with off road parking and an integral garage. This lovely residence is certain to appeal to a range of buyers especially with some of the refurbishments on offer such as the stylish family bathroom. No Onward Chain.

Property details

- Convenient Position in the Heart of Ashton on Mersey Village
- Wonderful Corner Plot with Development Potential (STPP)
- Newly Refurbished High Spec Family Bathroom
- Driveway Leading to Integral Garage
- Spacious Lounge Diner Overlooking The Rear Garden
- No Onward Chain



About this property

This semi-detached bungalow is ideally located within walking distance of Ashton on Mersey village and offers excellent transport links, making it an ideal choice for those looking to downsize.

The property features appealing front, side, and rear gardens, presenting significant development potential (STPP). Internally, it includes a porch, entrance hall, spacious lounge, kitchen that opens into a conservatory, two generous bedrooms, and a three-piece bathroom.

Additionally, there is off-road parking at the front leading to a single garage.





DIRECTIONS

M33 5NP

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

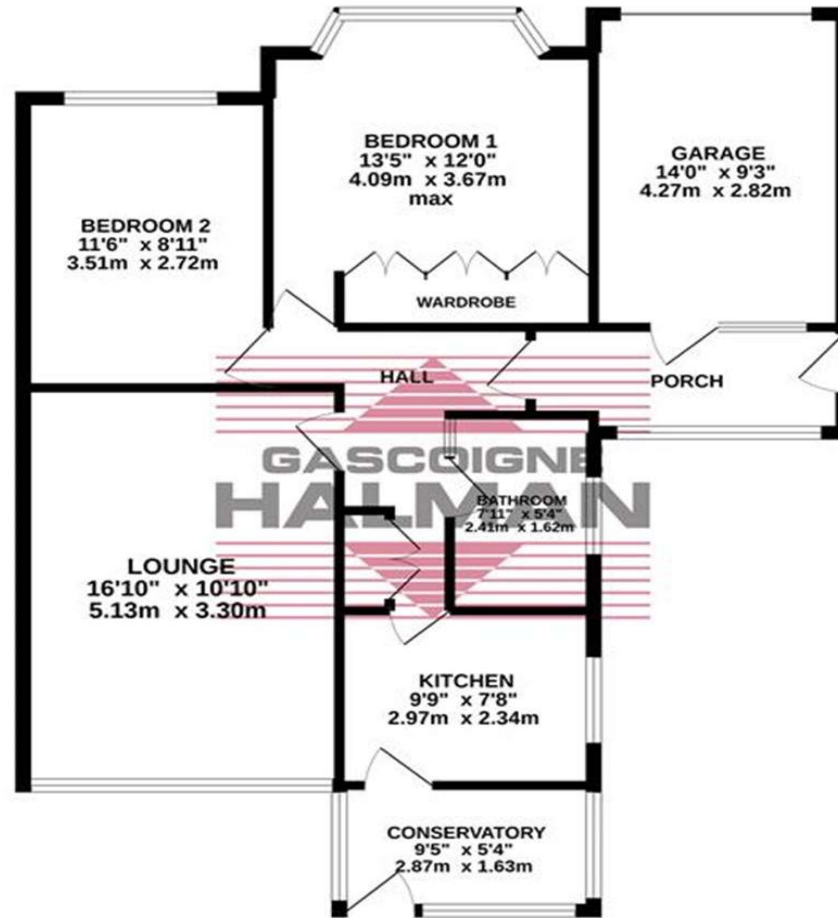
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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.
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