ASHWORTH HOLME
Sales · Lettings · Property Management



41 CHURCH LANE, M33 5GW
OFFERS IN EXCESS OF £300,000

2 | 1 | 2







DESCRIPTION

AN UTTERLY CHARMING TWO DOUBLE BEDROOM PERIOD MID-TERRACE PROPERTY FORMING PART OF THE HIGHLY SOUGHT-AFTER CHURCH LANE, JUST MOMENTS FROM THE HEART OF ASHTON-ON-MERSEY VILLAGE.

The property requires complete modernisation and renovation throughout but offers enormous potential and represents a fantastic opportunity for someone looking to create a home to their own taste in this particularly attractive setting. A number of original period features remain intact and the accommodation is well proportioned throughout.

Church Lane is a quaint and peaceful backwater made up of attractive period homes, yet is positioned just a few steps from the many shops, cafés, restaurants and amenities available within Ashton-on-Mersey Village.

The accommodation briefly comprises: entrance hallway, living room, separate dining room, kitchen and useful store to the ground floor. To the first floor there are two genuine double bedrooms and a bathroom. Externally, there is a garden to the front with original stone kerb enclosure, whilst to the rear there is a good-sized courtyard garden which retains its original brick wall enclosure and benefits from a useful brick-built outhouse.

A rare opportunity to purchase a sensibly priced period property in this prime location with clear scope to modernise, improve and put your own stamp on it.

KEY FEATURES

- Two double bedrooms
- Moments from Ashton-on-Mersey Village
- Many original period features
- Good-sized rear courtyard garden
- Highly sought-after Church Lane
- Requiring complete modernisation
- Two separate reception rooms
- Useful brick-built outhouse













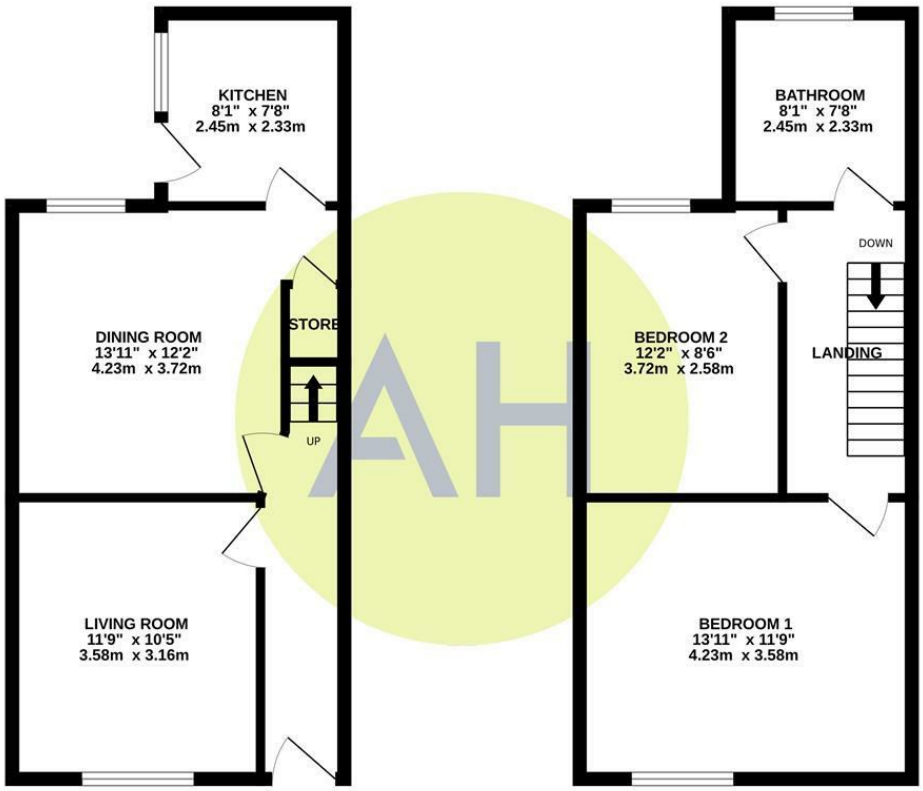




FLOOR PLANS

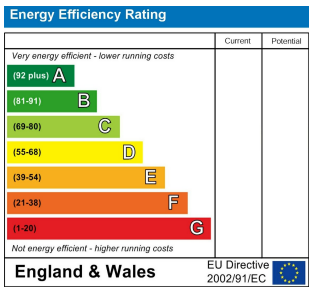
GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

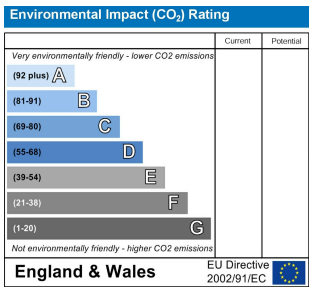
1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.3 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 ©2026





ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 **E** INFO@ASHWORTHHOLME.CO.UK
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.

rightmove
OnTheMarket.com
PRS Property Redress Scheme
CMP Client Money Protect
DPS