



**9 Hawthorn Lane, Sale, M33 5NN**

**£575,000**

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)









# jordan fishwick

- Four Bedroom Two Bathroom Semi Detached
- 1412 SQFT
- Dormer Loft Conversion Bedroom with En-Suite
- Immaculately Refurbished Throughout
- Downstairs WC & Separate Utility Room
- Private Garden to the Side & Rear
- Large Driveway
- Council Tax Band D EPC - D

Jordan Fishwick are pleased to present this stunning 4-bedroom semi-detached home on Hawthorn Lane, Sale. Fully refurbished throughout to a high specification, including stylish dormer loft conversion. Featuring brand-new kitchen, modern bathrooms, separate utility room, and convenient downstairs toilet, the home offers contemporary living throughout. Buyers have the exciting opportunity to choose their own style of flooring, completing this exceptional refurbishment.

With ample driveway parking and located in the sought-after area of Trafford, this property is perfect for families seeking space, style, and comfort.

The property is in walking distance of Ashton-on-Mersey Village and is within the catchment area of the fantastic local schools including the ever popular Ashton-on-Mersey Secondary School. Excellent transport links nearby including motorway access as well as the Metrolink.

Viewing is highly recommended. Call now to arrange an internal inspection by appointment only.

**\*\*BRAND NEW front door and frame being fitted in the upcoming weeks\*\***

NO ONWARD CHAIN EPC rating - D Council Tax Band - D (Trafford)



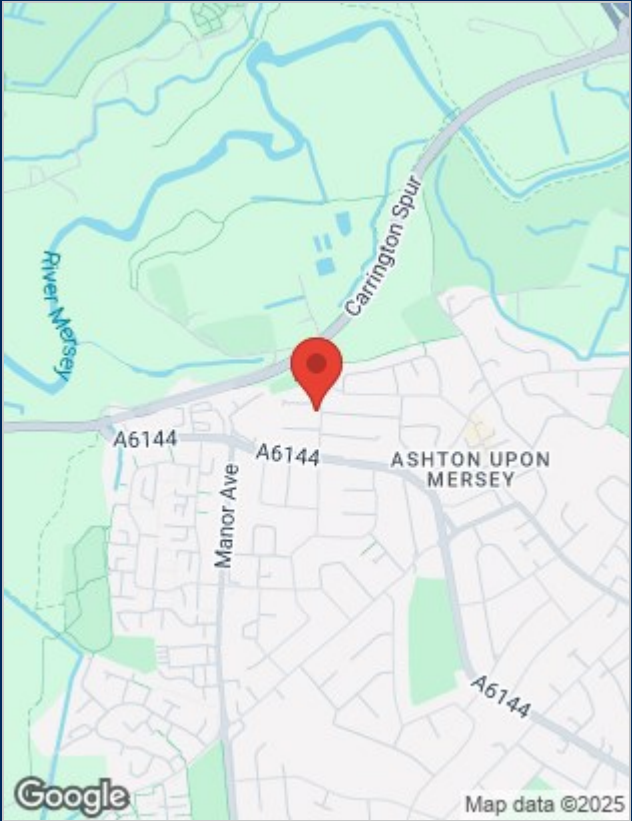




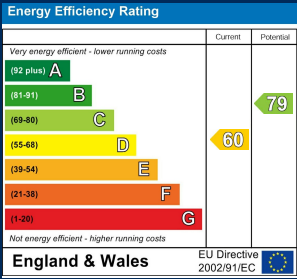
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.