



**22 Hawthorn Lane, Sale, M33 5NP**

Offers Over £500,000

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





# Jordan fishwick

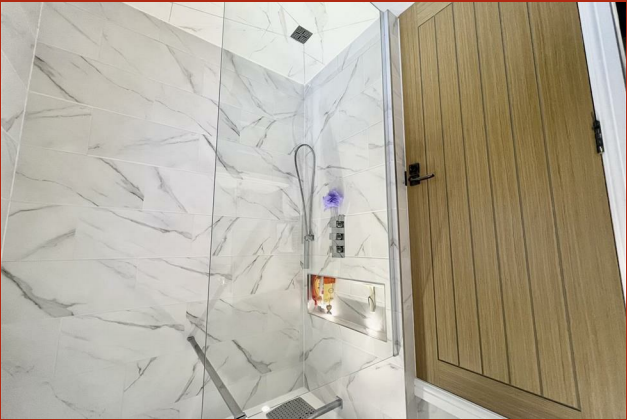
- CHAIN FREE
- Fully Refurbished Within the Last 5 Years
- Modern Kitchen and Bathroom
- Garage and Large Driveway
- EPC Rating Awaited
- Two Double Bedroom Detached Bungalow
- Fantastic Location
- Sizable Plot with Potential to Extend (STPP)
- Trafford Council Tax Band D

This well-presented bungalow is ideally suited to those seeking comfortable, single-level living in a quiet and established residential location. Located on Hawthorn Lane, the property is within easy reach of local amenities, transport links, and healthcare facilities, offering both convenience and peace of mind.

The property offers well-proportioned accommodation designed for ease and practicality, with all living spaces arranged on one level, making it an excellent choice for buyers looking to downsize without compromising on space. The layout provides flexibility to suit a range of needs, with bright rooms and the potential to personalize. It includes two double bedrooms, a spacious living rooms with double doors to the rear garden, modern kitchen, bathroom and practical garage.

Externally, the bungalow benefits from manageable outdoor space, ideal for those wishing to enjoy a garden without the upkeep, along with convenient access and off road parking. Situated on a good sized plot, the property has potential to extend (STPP).

Call now to view!







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, or form 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 as to the accuracy of the particulars prior to purchasing.

Energy Efficiency Rating	
Current	Potential
A (92 Plus)	A (92 Plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs  
Very energy efficient - higher running costs

EU Directive 2002/91/EC  
England & Wales

Energy Performance Graph

