

jordan fishwick

95-97 School Road
Sale
Cheshire
M33 7XA
sale@jordanfishwick.co.uk
0161 962 2828



9 Hawthorn Lane, Sale, M33 5NN

By Auction £280,000

www.jordanfishwick.co.uk





jordan fishwick

- For Sale by Modern Auction
- Three Bedrom Semi Detached
- Large Driveway
- EPC - D
- Subject to Reserve Price & Reservation Fee
- In Need Of Modernisation
- Detached Garage
- Council Tax Band D

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £280,000 + Reservation Fee.

Traditional three bed semi detached property with enclosed garden to the rear and large private driveway - this home has much potential and offers spacious family accommodation.

The property is within easy 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 are also nearby including motorway access as well as the metrolink.

The property briefly comprises; porch, entrance hallway, open plan living/ dining room, conservatory, downstairs WC and kitchen. To the first floor there are three bedrooms and a family bathroom with four piece suite.

Externally, the property has an enclosed garden to the rear, and larger than average driveway with detached garage. CALL NOW TO VIEW!

By Auction £280,000



Auctioneer Comments
Referral Arrangement



01619622828

Jordan fishwick

Why take a risk?
Sell Smarter





1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

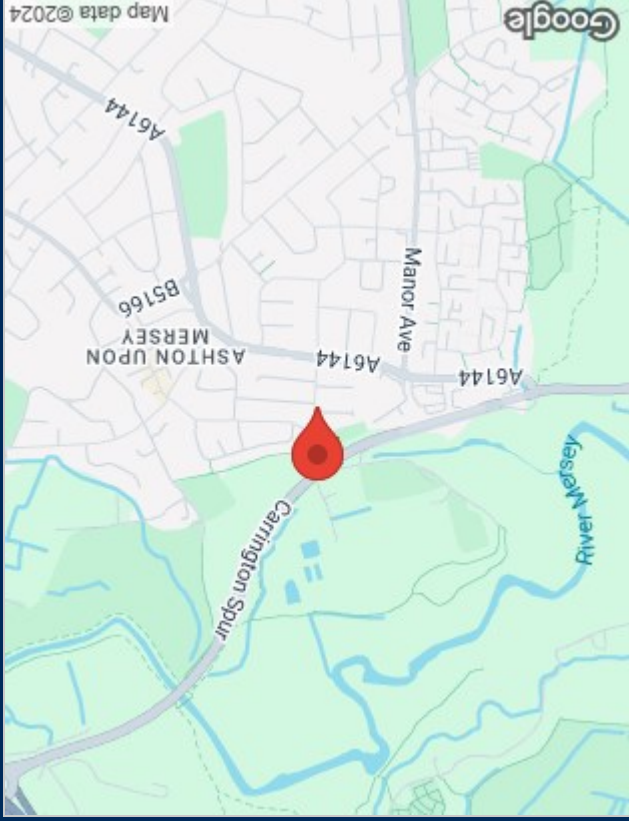
Room Details:

- LOUNGE/DINER: 26'1" x 13'2" (7.96m x 4.02m)
- KITCHEN: 18'3" x 8'6" (5.55m x 2.60m)
- CONSERVATORY: 11'0" x 9'5" (3.35m x 2.87m)
- BEDROOM 1: 13'0" x 11'5" (3.95m x 3.48m)
- BEDROOM 2: 11'5" x 11'2" (3.48m x 3.40m)
- BEDROOM 3: 8'1" x 8'1" (2.46m x 2.46m)
- BATHROOM: 8'6" x 8'1" (2.60m x 2.46m)
- HALLWAY: Includes stairs UP and DOWN, and a toilet.
- WARDROBE: Located between Bedroom 3 and the Landing.
- LANDING: Central area with stairs UP and DOWN.

TOTAL FLOOR AREA: 1,087 sq.ft. (101.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Mapbox ©2024

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.

Energy Performance Graph



Location Map