



# ASHWORTH HOLME

Sales · Lettings · Property Management



**16 CHURCH LANE, M33 5GN**  
**£395,000**

2 1 2



## DESCRIPTION

TAKE A LOOK AT THIS! A TRULY CHARMING PERIOD TERRACE THAT HAS BEEN THOROUGHLY REFURBISHED AND EXTENDED TO COMBINE TRADITIONAL FEATURES WITH A STRIKING, CONTEMPORARY, LIGHT FILLED EXTENSION.

This two-bedroom home forms part of Church Lane, one of the most attractive and sought-after addresses in the Sale area. The open-plan ground floor features a stunning extension, creating a breathtaking living space flooded with natural light — the perfect blend of period charm and modern living.

Presented to a high standard throughout, this is a home that's ready to move straight into and enjoy for years to come. The property is ideally located just moments from the heart of Ashton-on-Mersey Village, with its wide range of independent shops, popular restaurants, and larger retailers such as Tesco and Co-Op.

Further highlights include a larger-than-average rear garden and a fully boarded loft, offering valuable additional storage space.

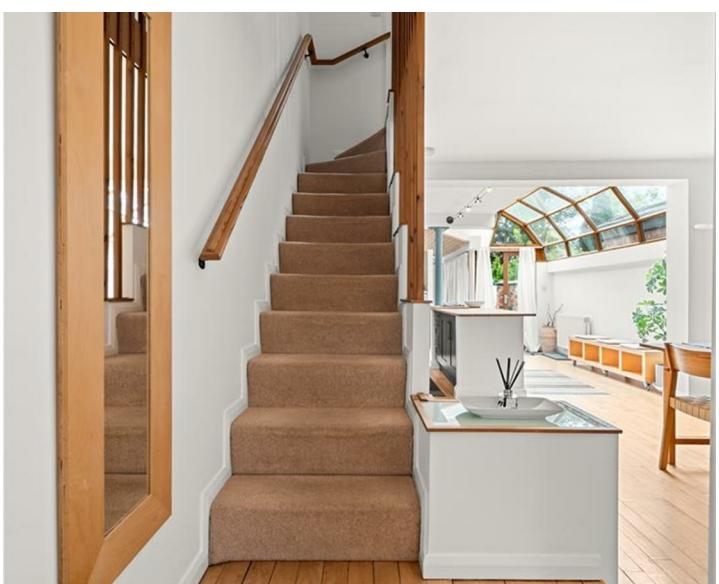
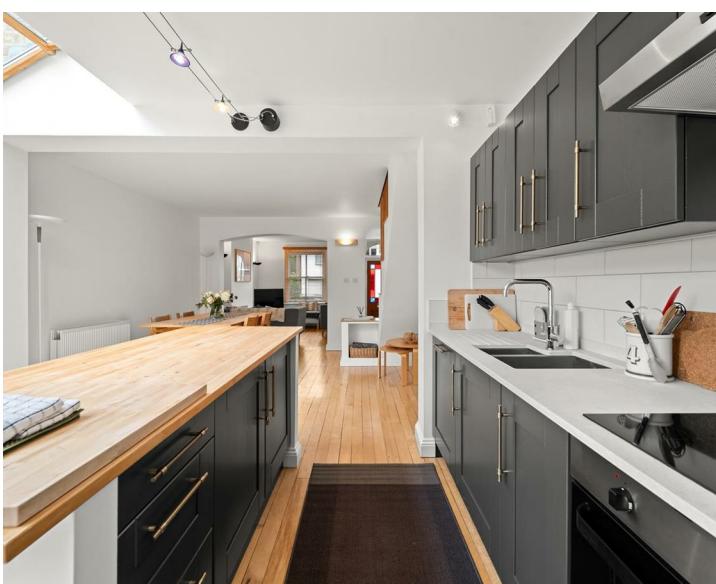
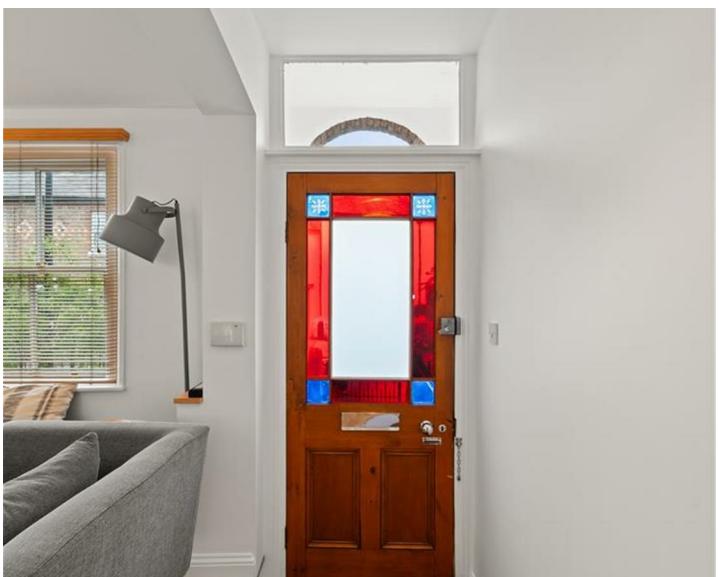
In brief, the accommodation comprises: Lounge, spacious kitchen/dining area with central island, and a versatile study/snug to the rear with French doors opening onto the garden. To the first floor, there are two well-proportioned bedrooms and a stylish bathroom. Externally, the rear garden is mainly laid to lawn and enjoys a good degree of privacy. To the front, there is a charming walled garden.

This is a rare opportunity to purchase a truly individual home in a prime location. NO ONWARD CHAIN!!

## KEY FEATURES

- Stunning light filled rear extension
- Sought-after Church Lane location
- Two well-proportioned bedrooms
- Larger-than-average rear garden
- No Chain!!
- Period terrace with contemporary finishes
- Moments from Ashton Village amenities
- Versatile rear study/snug
- Boarded loft space providing excellent storage



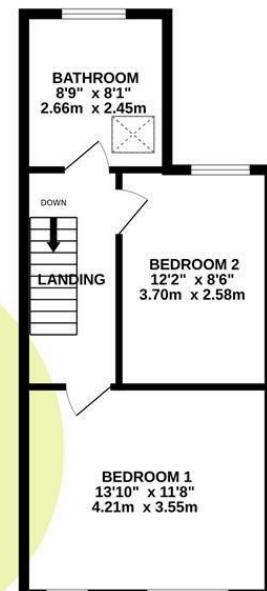
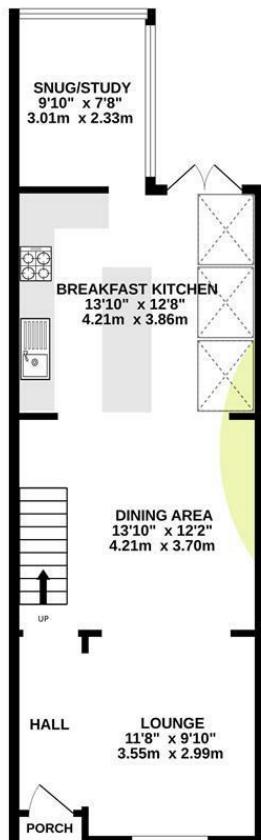


# FLOOR PLANS



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



## ASHWORTH HOLME

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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.

