Cherry Lane, Sale

Offers Over **£350,000**

HIBBERT HOMES

SALES & LETTINGS

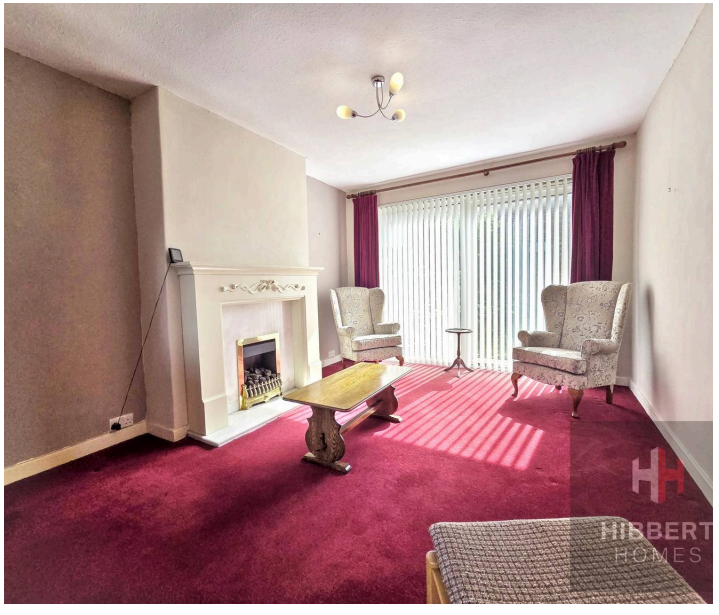
Cherry Lane

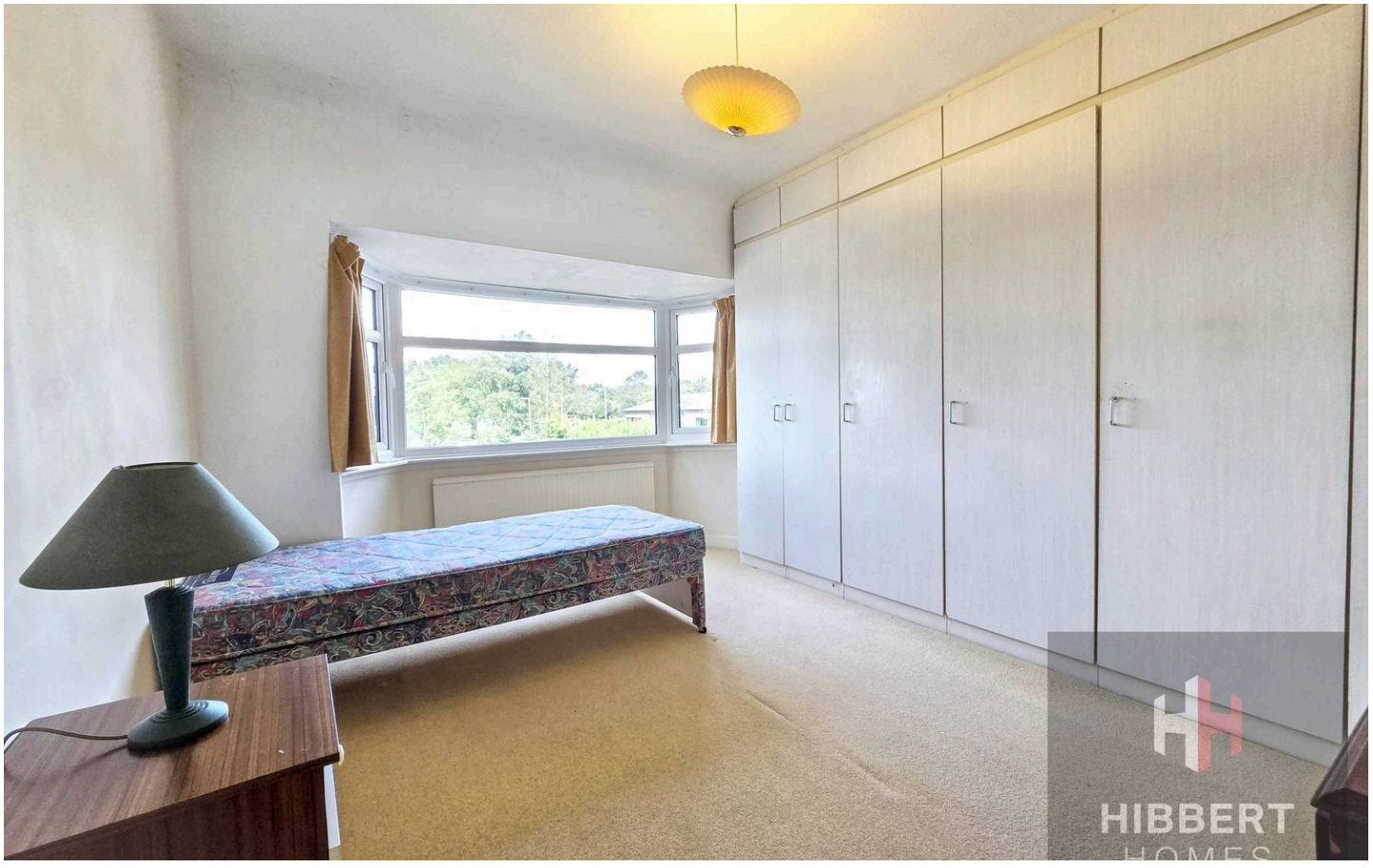
Sale

Modernisation opportunity This charming semi-detached house offers great, bright space and now comes ready for modernisation throughout. Situated in a fantastic position in a sought-after, family area, the property benefits from great access to local amenities, with shops, schools and pubs within a short walk, as well as some great outdoor spaces such as Woodheys Park. The property is also conveniently positioned for access to both Sale and Altrincham Town Centres, and Broadheath retail park is also within walking distance.

The house itself presents a superb opportunity for a lovely family home in a popular yet quiet location. With great room proportions including a large, open-plan living dining room and separate kitchen, the property offers excellent potential to modernise, remodel or extend subject to the relevant permissions.

Externally, the property is approached via a walled front garden laid to lawn and with brick-paved driveway providing off-road parking and leading to the integral garage. To the rear is an enclosed, south-facing garden laid mainly to lawn and with patio area perfect for outdoor dining and entertaining.





Cherry Lane

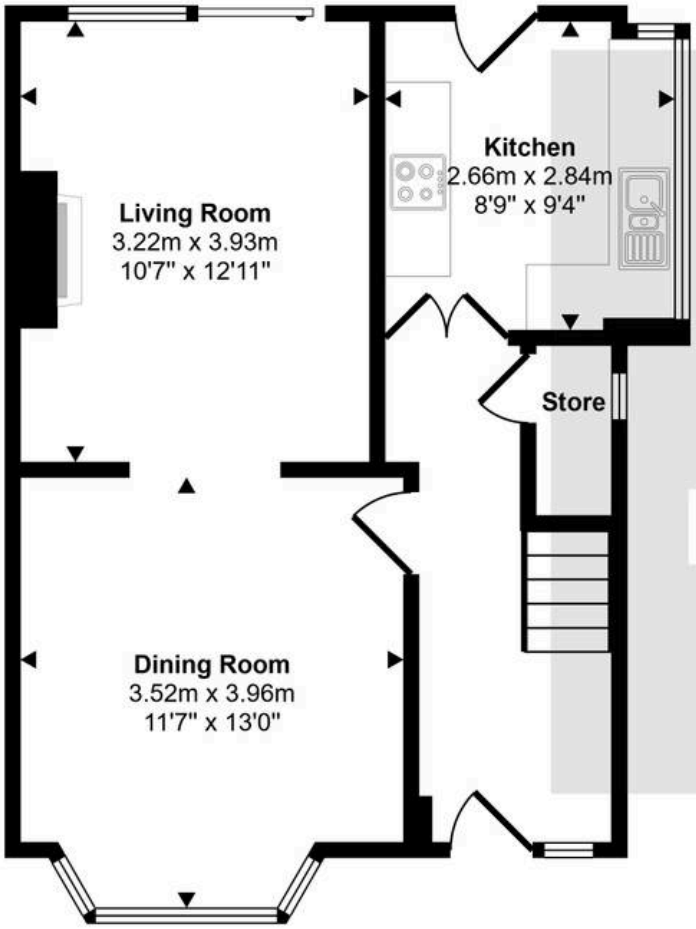
Sale

- NO ONWARDS CHAIN
- Charming semi-detached house
- Ready for modernisation
- Potential to extend (subject to permissions)
- Open-plan living space
- Driveway parking plus garage
- Enclosed rear garden
- Close to shops and schools

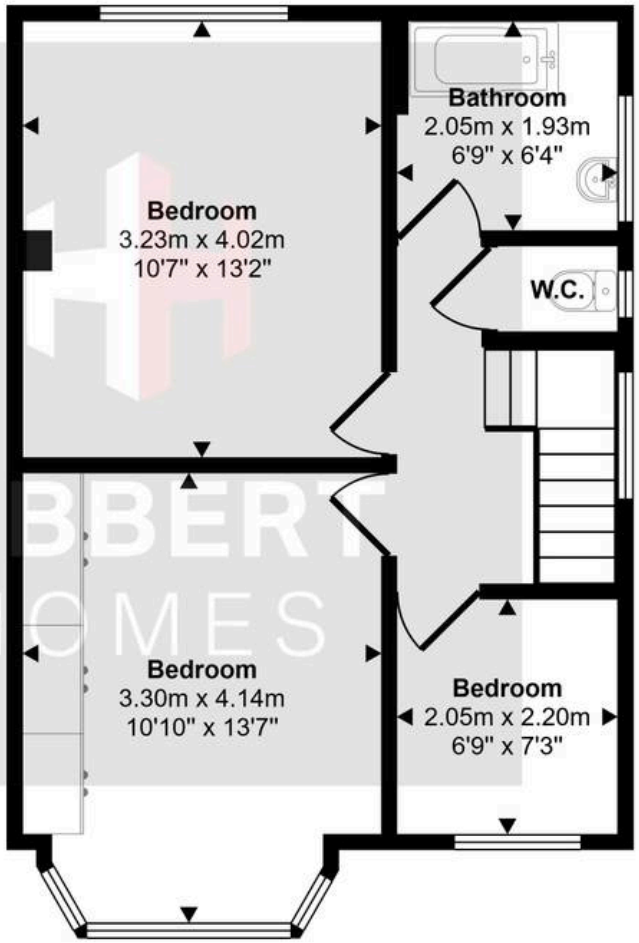
Council Tax band: C
Tenure: Freehold

AML - (Anti-Money Laundering). - We are required by law and HMRC guidelines to carry out anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

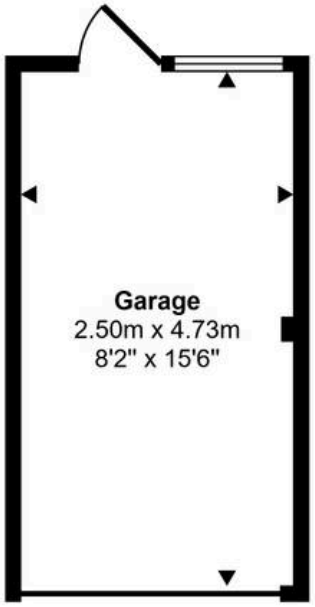
Approx Gross Internal Area
98 sq m / 1058 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft



First Floor
Approx 43 sq m / 462 sq ft



Garage
Approx 12 sq m / 128 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.