

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**25 & 25A GREEN LANE  
ASHTON-ON-MERSEY, SALE, CHESHIRE M33 5PN**

**FOR SALE - £475,000**



### **DEVELOPMENT OPPORTUNITY**

**SINGLE STOREY END TERRACED COMMERCIAL PROPERTY WITH  
ADJOINING THREE BEDROOM RESIDENTIAL PROPERTY.**

**SITUATED IN THE CENTRE OF ASHTON-ON-MERSEY VILLAGE.**

**GROUND FLOOR RETAIL UNIT COMPRISING TWO RETAIL AREAS,  
STOREROOM AND WC OFFERING A TOTAL 36.8 SQ.M. (397.3 SQ.FT.).**

**SELF CONTAINED SEMI-DETACHED PROPERTY COMPRISING 2 RECEPTION  
ROOMS, KITCHEN, THREE BEDROOMS, BATHROOM AND DRIVEWAY.**

**IN TOTAL OFFERING 93.9 SQ.M. (1,011.4 SQ.FT.).**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

info@thomaswillmax.co.uk  
www.thomaswillmax.co.uk

**25 GREEN LANE (36.8 SQ.M. / 397.3 SQ.FT.).**

**RETAIL AREA ONE (4.6m x 4.4m)**

**RETAIL AREA TWO (3.67m x 3.56m)**

**STOREROOM**

**WC**

**25A GREEN LANE (93.9 SQ.M. / 1,011 SQ.FT.).**

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE (4.56m x 3.35m)**

**MORNING ROOM (2.74m x 2.56m plus 2.87m x 1.89m)**

**KITCHEN (4.57m x 2.85m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE (4.26m x 2.54m)**

**BEDROOM TWO (3.47m x 3.33m)**

**BEDROOM THREE (3.38m x 1.89m)**

**BATHROOM (2.69m x 2.64m)**

**OUTSIDE**

The residential property is accessed via the side of the property and benefits from a block paved driveway providing off road parking with a mature front garden to the side.

**RATEABLE VALUE – £10,500 FROM 1<sup>st</sup> APRIL 2026**

**COUNCIL TAX – TRAFFORD COUNCIL BAND A**

**VIEWING**

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

**ENERGY PERFORMANCE CERTIFICATE'S**

Both EPC's have been requested and will be made available to interested parties





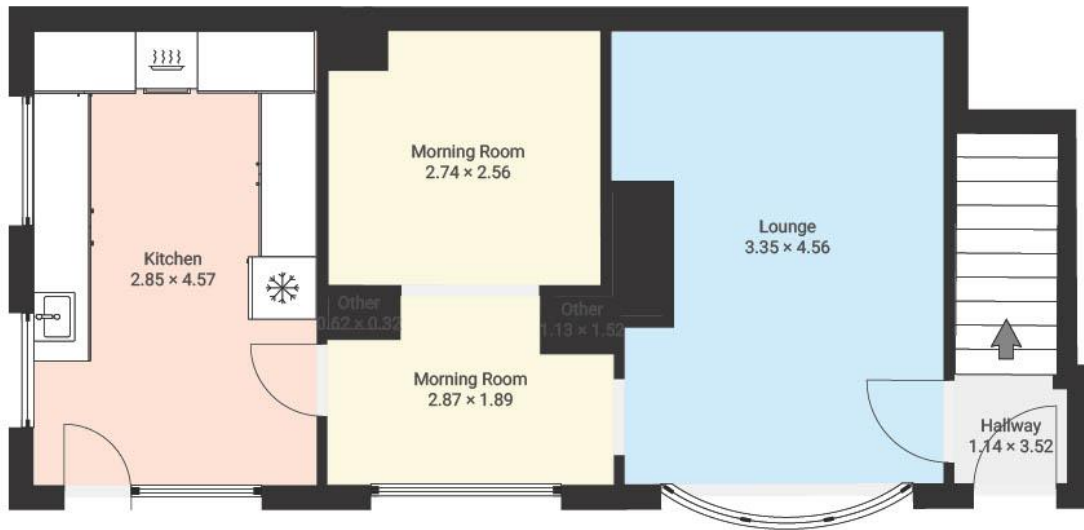
▼ Ground Floor



**25 GREEN LANE  
EPC TO BE ADDED**

**25A GREEN LANE  
EPC TO BE ADDED**

▼ Ground Floor



▼ 1st Floor



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.