



Carrington Lane
Sale
M33 5WD

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

13 Carrington Lane
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Offers Over £425,000

NO ONGOING VENDOR CHAIN A freehold three bedroom semi-detached property situated on the fringe of Ashton-on-Mersey Village. Large enclosed rear garden. Two separate reception rooms. Well appointed family bathroom. Positioned within easy reach of local amenities, transport links and well regarded local schools. Ideal for those buyers looking to put their own stamp on a property. Must be viewed to be appreciated. Virtual Tour Available. Approx 861 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Understairs storage off where the combination gas central heating boiler is located.

Lounge

With a double glazed window to the front elevation. Radiator. Feature fire and surround within the chimney breast.

Dining Room

With exposed floorboards, radiator and double doors with adjacent side windows out to the rear garden. Multi fuel burner set within a feature recess inset within the chimney breast.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Tiled splashbacks. Double glazed window to the rear and double glazed exit door to the side. Built in oven and gas hob with extractor above. Spotlighting.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs. Loft access point.

Bedroom (1)

With a double glazed window to the front. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator. Cast iron fireplace.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

With a white suite comprising tile panelled bath, wall hung wash hand basin and low level WC. Chrome ladder radiator. Spotlighting. Fully tiled. Double glazed window to the front. A shower is installed over the bath with an anti splash screen fitted.

Outside

To the front of the property is an off road parking facility. To the rear is a large enclosed rear garden with paved patio and lawned areas. Detached storage garage.



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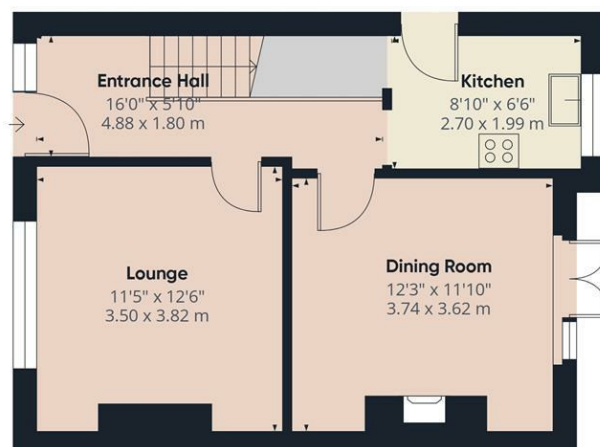
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Approximate total area⁽¹⁾
861 ft²
80 m²

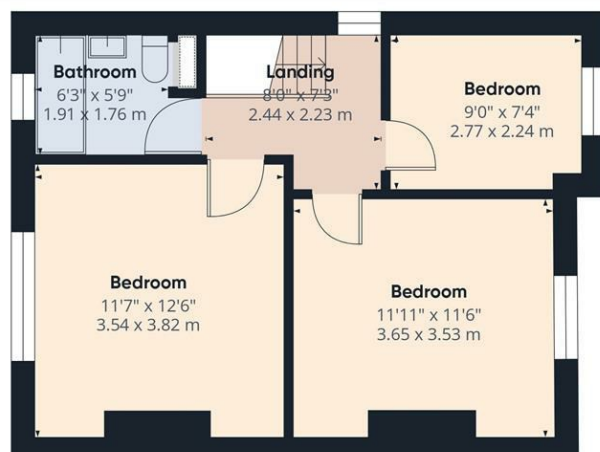
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Floor 1

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	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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