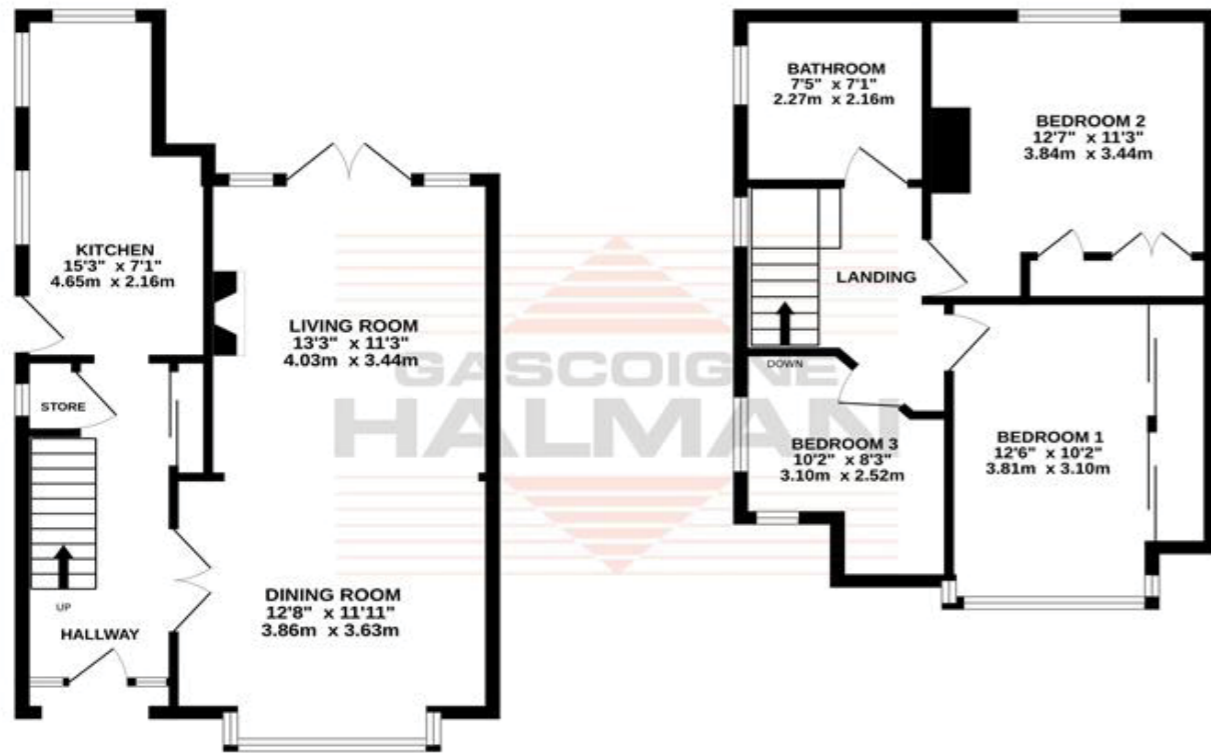


81 CARRINGTON LANE
 Sale
OFFERS OVER
£325,000



GROUND FLOOR
 491 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR
 457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.0 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



This bay fronted semi detached family home enjoys a convenient setting close to excellent primary & secondary schools. The property also sits within walking distance of Ashton on Mersey village which offers an array of amenities. The property requires selective modernisation throughout, however the accommodation could be improved and extended (STPP) to suit any buyers needs. No Onward Chain

GASCOIGNE HALMAN

- No Onward Chain
- Walking distance to All Saints Catholic Primary School & The Firs Primary School
- On The Doorstep of Ashton On Mersey Village Offering an Array of Amenities

- In Need of Selective Modernisation
- Privately Enclosed South Facing Rear Garden
- Easy Access to Carrington Spur which Connects Conveniently to the M60 Ring Road

**OFFERS OVER
£325,000**

81 CARRINGTON LANE

Sale



DESCRIPTION

Internally this property offers well arranged accommodation revealing an entrance hallway leading to a galley style kitchen as well as an open plan living room and dining room. To the first floor there are three well proportioned bedrooms and a family bathroom. The accommodation is certain to suit a variety of buyers and could easily be extended and re-modelled (STPP). Externally the property enjoys a slightly elevated set back position featuring a spacious driveway and a privately enclosed south facing rear garden with single detached

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav purposes: M33 5WH

TENURE

Freehold with Chief Rent - Subject to verification by Solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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