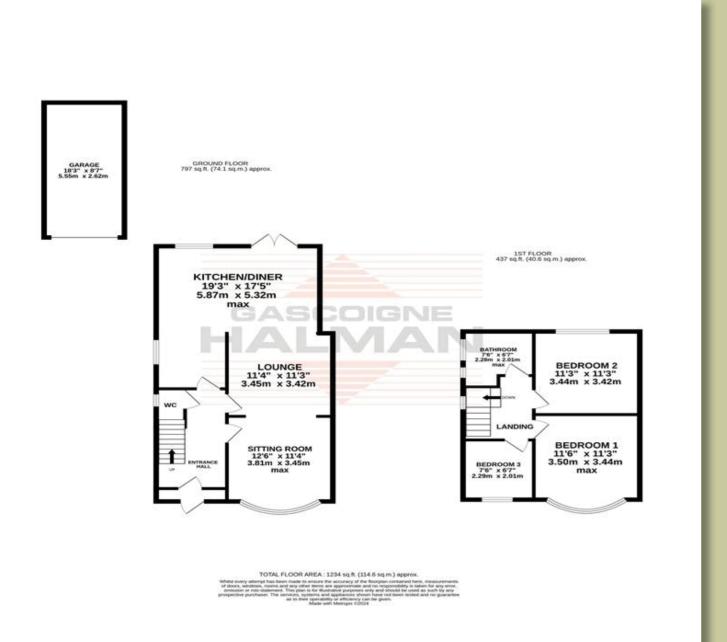




This superbly presented & comprehensively extended semi detached residence reveals wonderful family accommodation throughout. Positioned within walking distance of Ashton on Mersey village and excellent local Schools, this property is certain to appeal to families.







## NOTICE

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

Three Well Presented Bedrooms

Spacious Plot With Large Driveway

Stunning Kitchen with Ample Beautiful Reception Rooms

Close To Excellent Transport Links & Schooling

£485,000

140 CARRINGTON LANE

Sale









## DESCRIPTION

This stunning bay fronted semi detached residence has been tastefully and skilfully extended revealing high specification. The property opens to a spacious entrance hallway with useful WC. To the front is a spacious sitting room with feature bay window and opens to a large lounge. A beautiful kitchen/diner with French doors out onto the rear garden completes the ground floor accommodation. To the first floor are three well proportioned bedrooms along with a stylish three piece family bathroom. Externally a double driveway provides ample parking whilst the rear reveals a stunning established garden.

## 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 5WL

ENURE

Freehold with Chief Rent - Subject to verification by Solicitor.

ERVICES (NOT TESTED)

Services have not been tested and you are advised to make

your own enquiries and/or inspections.

Trafford MBC - Council Tax Band D

VIEWING

Viewing strictly by appointment through the Agents.

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

