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THE AREAS LEADING ESTATE AGENCY

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.

- Comprehensively Extended Semi Detached Residence
- Contemporary High Specification Throughout
- 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

**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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