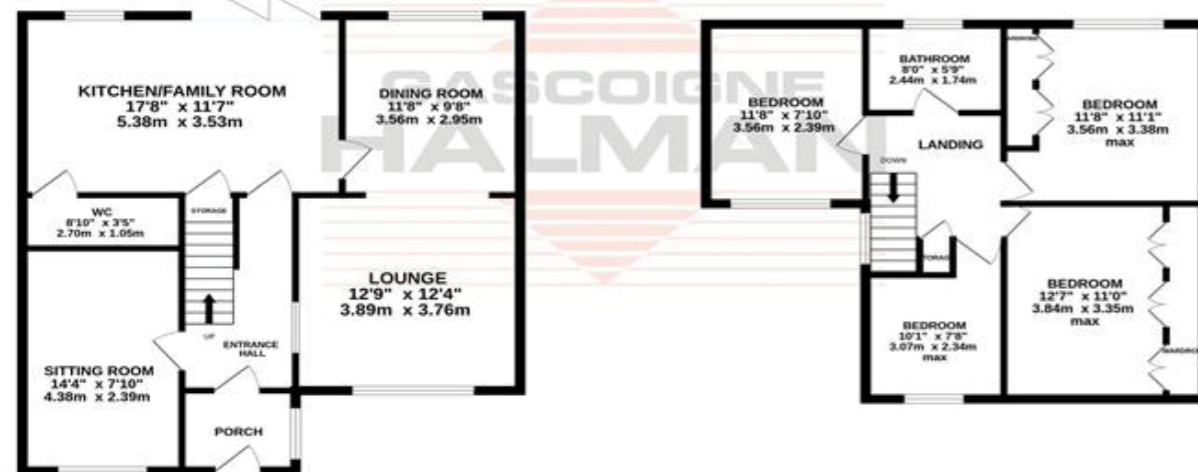


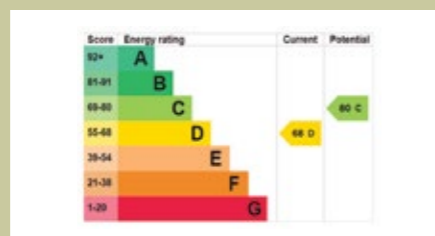
GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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.
Made with Metropix 5/2024.



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

96, School Road, SALE M33 7XB

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gascoignehalman.co.uk



GASCOIGNE HALMAN

This exceptionally attractive four-bedroom detached property has been thoughtfully modernised, resulting in the perfect family residence. The home boasts a wealth of delightful attributes, including two generously sized and well-lit reception rooms, an impressive open-plan kitchen and dining area, private rear garden with multiple outbuildings, as well as a driveway that facilitates off-road parking. All whilst being Positioned within walking distance of Ashton on Mersey village and excellent local Schools.

- Contemporary High Specification Throughout
- Four Large Bedrooms, Two With Fitted Wardrobes
- Modern Detached Residence

- Stunning Kitchen/Diner with Downstairs W/C
- Extensive Off- Road Parking For Multiple Vehicles
- Close To Excellent Transport Links & Schooling

£600,000

98 CARRINGTON LANE

Sale



This exquisite four-bedroom detached home has been thoughtfully and expertly modernised, showcasing a high standard of finish throughout. The property features a generous porch that leads into a spacious entrance hall. From the entrance hall, one can access a cleverly designed sitting room/study, a large and bright living room, and an expansive dining room, which is enhanced by sliding doors that open to the patio and garden area. Both the dining room and hallway provide entry to the remarkable open-plan kitchen/diner, complete with a central island.

This impressive kitchen area includes a discreet W/C and accommodates various appliances, while tri-folding doors to the garden/patio finalize the ground floor layout. On the first floor, there are four well-sized bedrooms accompanied by a contemporary four-piece family bathroom. Externally, the front features a raised driveway that offers off-road parking for several vehicles. The rear boasts a stunning garden and paved patio area, along with multiple outbuildings, one of which serves as an outdoor bar for entertaining on the elevated decking, while the other provides an excellent home office space.

AGENTS NOTE: This property is being sold by a vendor who has links to the Connells group.

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 5NG

TENURE

Freehold - 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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN