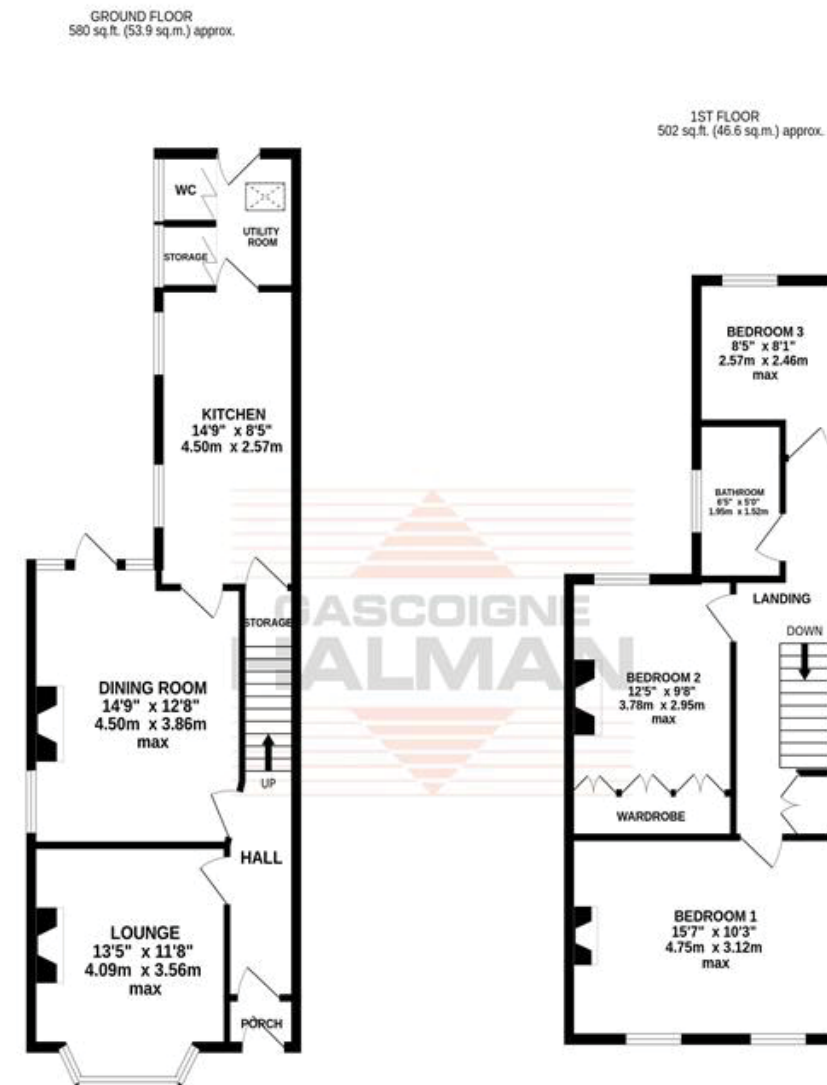


32 CARRINGTON LANE
Sale
GUIDE PRICE
£435,000



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
0161 962 8700 sale@gascoignehalman.co.uk
gascoignehalman.co.uk



GASCOIGNE HALMAN

This beautiful period end terrace residence has been refurbished and modernised to a high standard by the current owners. Prominently located close to local amenities and excellent transport links, this stunning home is ideal for a variety of buyers and must be viewed to be appreciated!

- Beautifully Presented End Terrace Property
- Recently Refurbished & Modernised To A High Standard
- Three Bedrooms & Stunning Bathroom

- Located Close To Ashton On Mersey Village & Excellent Schools
- Rear Garden With Lawned & Paved Areas
- Ideal Property For A Variety Of Buyers

GUIDE PRICE
£435,000

32 CARRINGTON LANE

Sale



DESCRIPTION

The property is conveniently located for Ashton On Mersey village and all its amenities as well as excellent transport links. Internally to the ground floor, the property boasts a entrance hall leading to a beautiful lounge with feature fireplace and bay window, a spacious dining room with access out onto the rear and modern kitchen. A useful utility room and pantry under the stairs completes the ground floor accommodation. To the first floor, the property offers three generous bedrooms and a beautiful, modern three piece family bathroom.

Externally, there is a private enclosed rear garden with separate lawned and patio area, ideal for entertaining. The beautifully presented accommodation throughout, along with only being a short drive to Manchester City Centre and Manchester Airport, makes this property ideal for a range of prospective buyers.

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 5ND

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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

GASCOIGNE HALMAN