

127 CARRINGTON LANE

Sale

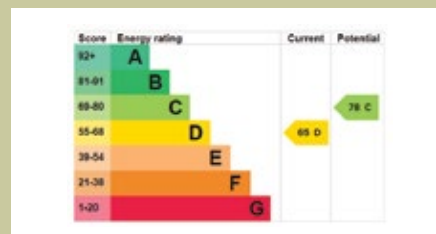
£565,000

GROUND FLOOR
909 sq ft. (84.5 sq m.) approx.

1ST FLOOR
547 sq ft. (50.8 sq m.) approx.



TOTAL FLOOR AREA: 1456 sq ft. (135.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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THE AREAS LEADING ESTATE AGENCY

Sale

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A handsome and largely extended bay-fronted period detached residence, occupying a generous plot with a large rear garden, with three spacious reception rooms, three bedrooms, and a wealth of contemporary themed accommodation throughout, conveniently located close to Sale, Ashton village, popular schools, useful amenities and key transport links.

GASCOIGNE HALMAN

- Bay Fronted Detached Residence
- Contemporary High Specification Throughout
- Extensive Off- Road Parking For Multiple Vehicles

- Three Spacious Reception Rooms
- Three Generous Bedrooms & Modern Four Piece Family Bathroom
- Close To Excellent Transport Links & Schooling

£565,000

127 CARRINGTON LANE

Sale



Having been stylishly enhanced and largely improved in recent years, an attractive, extended and imposing bay-fronted detached residence, occupying an elevated position within a generous plot, with a highly convenient location, and enjoying a wealth of sympathetically restored and original period features. The attractive accommodation begins with a generous entrance porch, leading to a welcoming large entrance hall complete with charming original leaded windows, to the left is a spacious bay-fronted living room opening to a well size dining room, ahead of the hall is a refitted and extended kitchen complete with a range of base and wall unit, and extending into a third reception/ sun room with

skylight and French doors to the rear garden. There is also a separate w/c off the hall. To the first floor, off the landing, are three well size bedrooms, with two being large doubles, whilst there is a four piece modern family bathroom. Externally the home occupies a large plot with a substantial and secluded south facing rear garden, mainly laid to lawn, with generous raised patio, mature borders and fenced boundaries. To the front is a large driveway offering ample off road parking. The home also benefits from a detached garage which adjoins the house via a front covered gateway.

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 5NJ

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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