

Approx Gross Floor Area = 1079 Sq. Feet



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Carrington Lane |
Offers Over £390,000



88 School Road | Sale | M33 7XB
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SALES & LETTINGS

Bedrooms 3

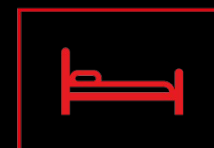
Bath 1

Reception 2

Parking here

Area
1216.00 sq ft

Type here



- Stunning Victorian End Terrace
- Two Reception Rooms
- Close To Local Schools
- Council Tax Band C

- Walking Distance From The Village
- Freehold
- Presented To A High Standard Throughout

Hibbert Homes are proud to present this three bedroom Victorian end terrace property. A stunning family home that has kept to a very high standard throughout by the current vendors.

This freehold property is situated within walking distance to Ashton-On-Mersey Village which has an array of shops, bars and restaurants as well as close proximity to local schools. Situated close to the Carrington Spur which allows access the motorway links.

The property is ideal for a first time buyer, couple or a family and a viewing is highly recommended! The property comprises: Entrance hallway, open plan living room/dining room, kitchen and utility room. The first floor has three bedrooms, two of which are doubles and a family bathroom. Externally there is gated access to the front of the property with a paved patio area. To the rear there is patio area, lawn and fenced boundaries and gated access. EPC GRADE D.

