



**Ackers Barn Courtyard, Carrington, Manchester,
M31**

Guide Price: £450,000

Freehold

Ackers Barn Courtyard, Carrington, Manchester, M31

Situated in the stunning Ackers Barn Courtyard is this beautiful THREE DOUBLE bedroom barn conversion. Close to fantastic transport links and positioned between Urmston and Sale this property offers an abundance of amenities close by making this an ideal purchase for professional couples or families alike.

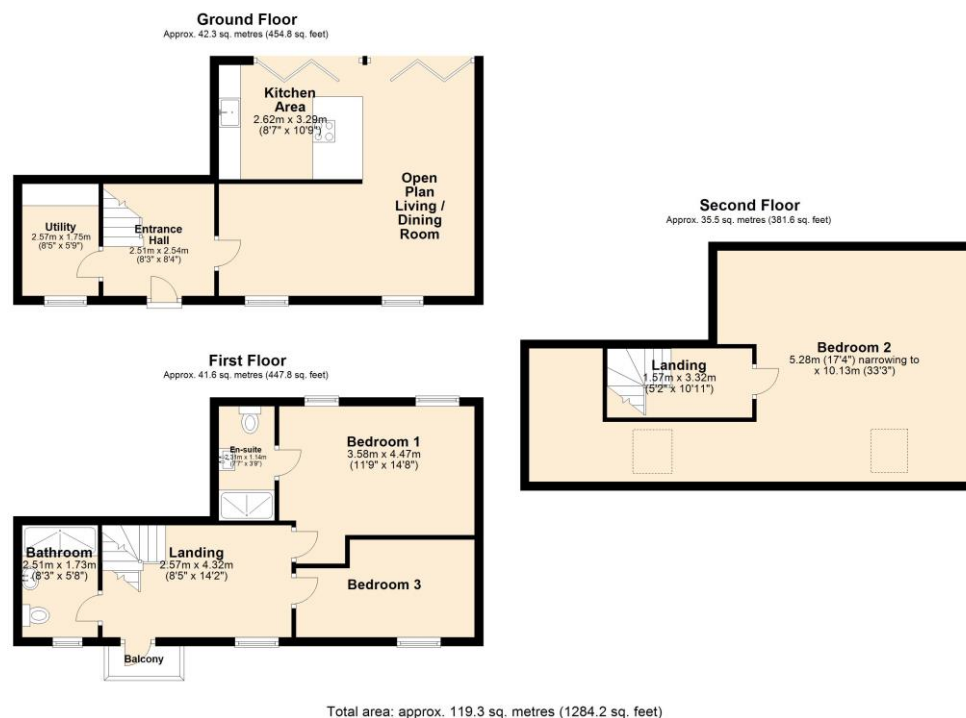
Ackers Barn Courtyard is a secure gated development of 8 individually designed homes set within wonderfully presented grounds. Each property has its own storage space and two allocated parking spaces.

As you enter this home you are greeted by a spacious entrance hall, the reception space is located to the right of the entrance hall and provided a fabulous space for the whole family. The living area flows seamlessly into the dining kitchen which is furnished with a top of the range kitchen with 6ft island incorporating a four ring electric hob, contemporary extractor fan and ample seating space, with a range of integral appliances and generous storage. The kitchen diner is lit via bi folding doors which open the whole back of the house creating a smooth transition from indoor to outdoor living.

The bedrooms are set over two floors. The first floor being home to the main bedroom with en-suite bathroom and views over the fields beyond, a further double and main family bathroom fitted with a three piece suite. Whilst the second floor reveals a further double bedroom with two velux windows and feature exposed beams.


Externally to the rear there is an enclosed low maintenance garden with Indian stone paved patio area, artificial lawn with pebbled borders, to the back of the garden there is a Pebbled seating area with well stocked raised flower beds.

- Freehold
- EPC Grade D
- Council Tax Band C







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Disclaimer

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