



Carrington Lane, Sale, M33

Offers Over: £575,000

Freehold

Carrington Lane, Sale, M33

We are pleased to welcome to the market this Stunning THREE DOUBLE BEDROOM DETACHED home located on the highly sought after Carrington Lane, Sale.

With outstanding curb-appeal, and a gated driveway to accommodate ample parking for more than Two Cars, this property would be perfect for families.

In brief the property comprises of:

Entrance Porch leading into the stylish entrance hallway, offering heaps of natural light and presentable tiling throughout.

Utility Room having a fitted worktop with space beneath for a washing machine and dryer. Space for an additional fridge freezer. Wall mounted gas central heating boiler. Belfast sink.

Doors then open to the Ground Floor WC fitted with a low-level WC and wash hand basin. This then leads onto a Study at the front of the property, ideal for a home office or playroom for the children.

The living room offers a superb amount of space, cozy for relaxing evenings with sliding doors leading into the conservatory, enhancing the natural light in every way possible.

The Dining Kitchen offers fantastic entertaining space, with a breakfast bar, a modern range of base and eye level units, Rangemaster Electric Oven with Induction Hob, Integrated Dishwasher, Fridge Freezer and also benefits from an instant Hot Water Tap.

First Floor has a bright and airy landing space, leading into Three Double Bedrooms and the family Bathroom.

Bedroom One can accommodate a King Size Bed and has Fitted Wardrobes.

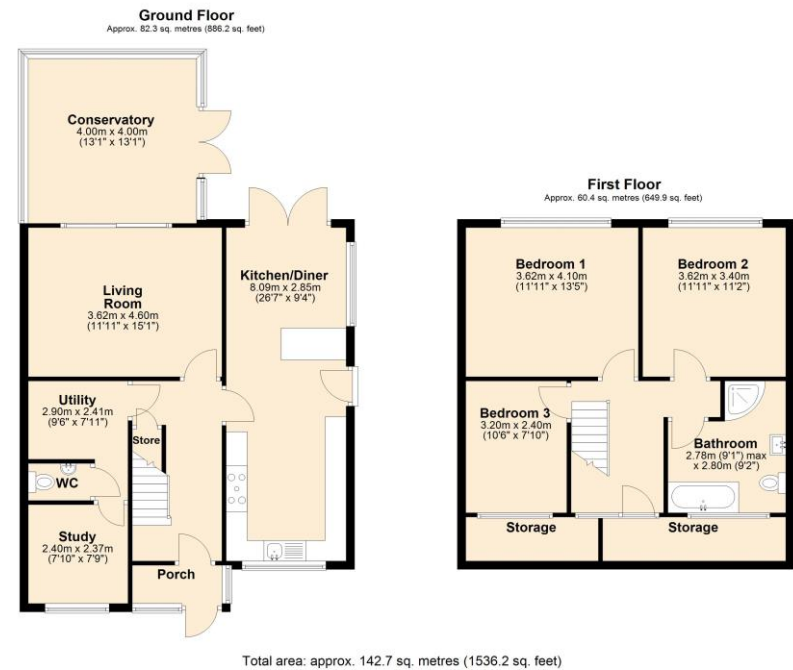
Bedroom Two overlooks the rear garden, and can also accommodate a King Size Bed, with integrated wardrobes.

Bedroom Three offers space for a Double Bed, with integrated wardrobes and storage within the eaves.

There is a large Bathroom fitted with a contemporary white suite and chrome fittings, with a standalone Bath, Corner Shower, W/C and Vanity Hand Basin.

To the rear the property has a low maintenance garden, with artificial grass and decking perfect for summer entertaining.

Across the back of the garden is a large 21' garden room with two set of French doors plus additional windows. Currently fitted out as a great entertaining space with a large bar, but also used as a gym. The room has air conditioning again dual temperature with heat or cold air.



- Freehold
- EPC Grade C
- Council Tax Band E





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.