



ASHWORTH HOLME
Sales · Lettings · Property Management



75 CARRINGTON LANE, M33 5WH
£425,000



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DESCRIPTION

A WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME WITH A GENEROUS REAR GARDEN, SITUATED JUST A SHORT WALK FROM ASHTON-ON-MERSEY VILLAGE.

This attractive home is ideally positioned, set well back from the road and offering easy access to the excellent amenities of Ashton-on-Mersey Village.

The ground floor accommodation includes a bay-fronted dining room, a spacious lounge that leads into a conservatory with views over the garden, and a fitted kitchen which also provides access to the rear garden. Upstairs, the layout is typical of this popular house type, comprising two double bedrooms, a further single bedroom, and a family bathroom. Externally, the property boasts a larger than average rear garden, mainly laid to lawn with an initial patio area — perfect for outdoor entertaining or family use. A detached single garage is positioned at the rear, while to the front, there are further garden areas and a driveway providing off-road parking.

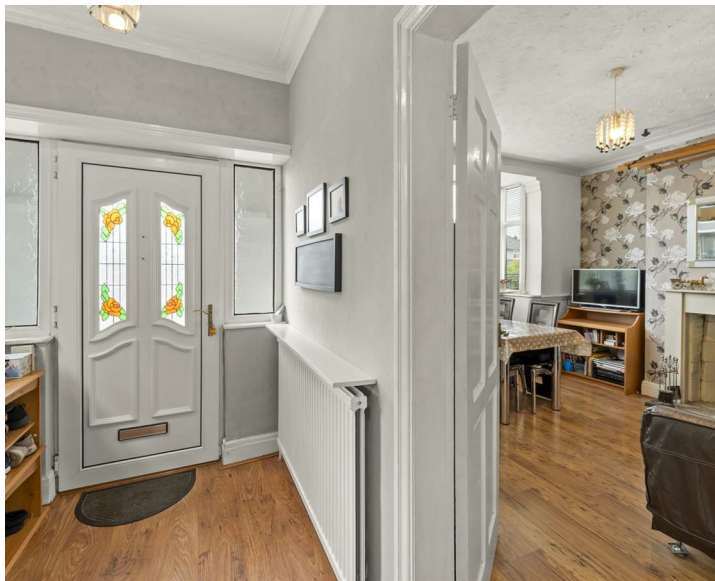
The location is excellent, within walking distance of the village and close to the Carrington Spur, offering superb access to the M60 motorway network and beyond. The property also falls within catchment for the excellent local schools that Trafford is renowned for, including Ashton-on-Mersey Secondary School. Please note: buyers are advised to check catchment areas directly with the school, as these can change annually.

Offered for sale with NO ONWARD CHAIN. FREEHOLD. Viewing is highly recommended.

KEY FEATURES

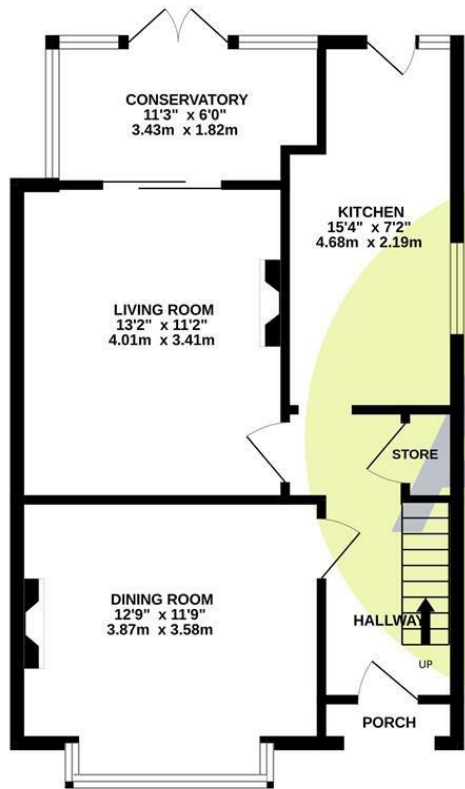
- Three-bedroom semi-detached home
- Kitchen with direct garden access
- Detached single garage and driveway
- Excellent transport links nearby
- Lounge, dining room, and conservatory
- Larger than average rear garden with patio
- Short walk to Ashton-on-Mersey Village
- No chain & Freehold



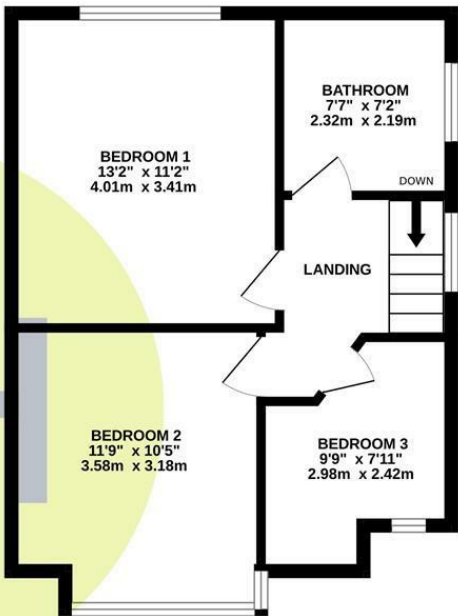




GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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