



**Carlton Road, Sale, Cheshire, M33**

**Guide Price: £550,000**

*Freehold*

# Carlton Road, Sale, Cheshire, M33

This well presented extended semi-detached home is located on the popular Carlton Road, this home is a perfect purchase for any family looking to take advantage of its school catchment and proximity to both Sale Town Centre and Ashton on Mersey Village.

This beautiful home offers an inviting entrance hall leading to a bright and airy living room with feature living flame gas fire. To the rear of the ground floor is the most amazing open plan family room with sitting area, dining space and fitted kitchen. The kitchen comprises a range of base and eye level units with quartz work surfaces, glass splash backs, integral appliances and large island unit which is perfect for entertaining. Bi-folding doors lead to the private garden where a detached home office has been built.

The first floor is home to the landing with access to the boarded loft, THREE DOUBLE bedrooms and a modern fitted three piece bathroom suite.

Externally there is a driveway providing off road parking and access to the side of the property. There is gated access to the rear garden where there is raised composite decking, the majority laid to lawn with raised flower beds and an impressive home office.

A viewing is HIGHLY recommended to avoid disappointment.

- Freehold
- EPC D
- Council Tax C











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## The Property Man

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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.