



**Carrington Lane, Sale, Ashton Upon Mersey,
Trafford, M33**

Offers Over £460,000

Freehold

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Situated on the highly sought-after Carrington Lane in the heart of Ashton-on-Mersey Village, this beautifully presented three-bedroom semi-detached home offers stylish and spacious accommodation throughout, making it an ideal purchase for families and professionals alike. Benefiting from a fantastic location with excellent schools, transport links and a wide range of local amenities all within easy reach, this superb property combines modern living with village convenience.

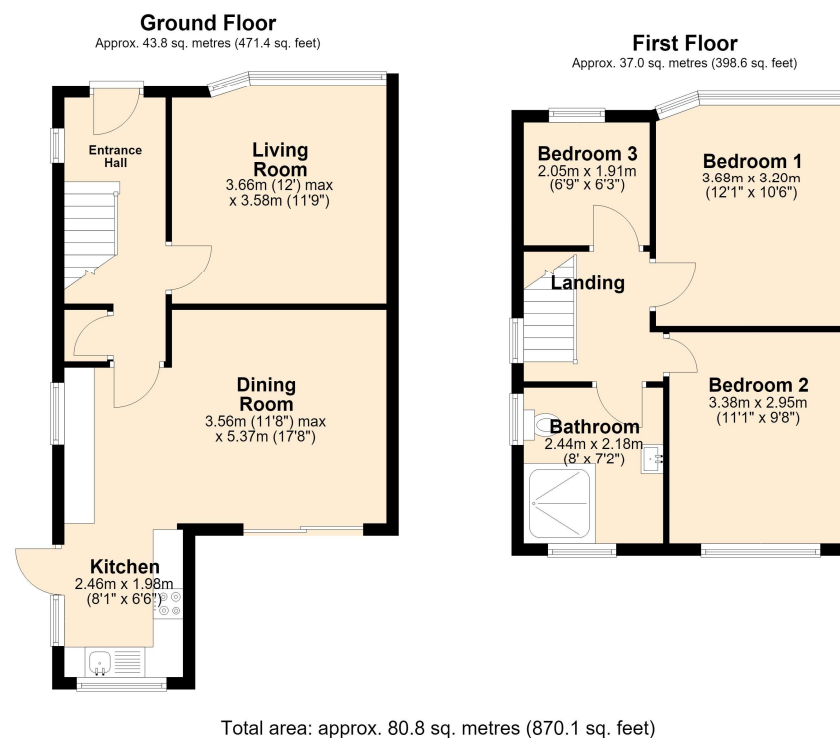
Upon entering the property, you are welcomed by a bright and inviting entrance hallway, providing access to the principal ground floor accommodation and setting the tone for the high standard of presentation found throughout the home.

Leading from the hallway is a spacious living room featuring a charming fireplace with a wooden mantel, creating a warm and cosy focal point for the space. The property has been maintained to an exceptional standard and is presented in brilliant condition throughout.

To the rear of the property is an impressive open-plan kitchen, dining and living area, designed perfectly for modern family life and entertaining. The contemporary fitted kitchen boasts a range of quality units and integrated appliances, whilst the generous dining and living space provides a wonderful social hub. Patio doors flood the room with natural light and open directly onto the rear garden, seamlessly blending indoor and outdoor living.

To the first floor, the property offers three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom, ideal as a nursery, home office or guest room. Completing the accommodation is a stunning fully tiled wet room-style bathroom, finished to a high standard and offering a sleek, modern feel.

Externally, the property enjoys a generously sized enclosed rear garden, featuring a paved patio area perfect for outdoor dining and entertaining, with the majority of the garden laid to lawn, providing ample space for children to play and families to enjoy.



- EPC D
- Council Tax Band C
- Freehold
- Rent Charge £5pa





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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.