



ASHWORTH HOLME
Sales · Lettings · Property Management



156 CARRINGTON LANE, M33 5WL
£475,000



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DESCRIPTION

A SENSIBLY PRICED, EXTENDED AND LARGER THAN AVERAGE THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY, OCCUPYING A GENEROUS PLOT WITH A LARGE MATURE REAR GARDEN AND AMPLE OFF ROAD PARKING. THE PROPERTY IS WELL PRESENTED THROUGHOUT AND OFFERS EXCELLENT FAMILY ACCOMMODATION, INCLUDING TWO SPACIOUS RECEPTION ROOMS, A GOOD SIZED KITCHEN AND THREE GENUINE DOUBLE BEDROOMS.

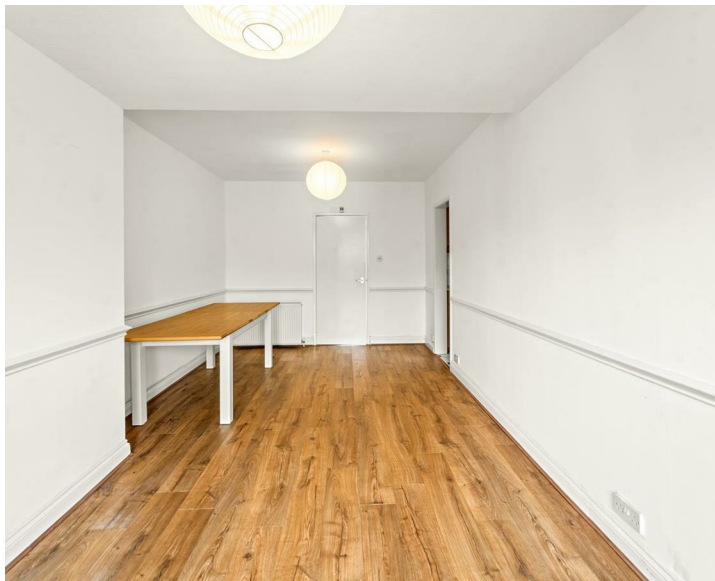
The accommodation extends to approximately 1089-SQFT and begins with an entrance porch and hallway, leading through to a spacious bay-fronted lounge. To the rear is a particularly generous living/dining room, creating an excellent additional reception and entertaining space, alongside a good sized kitchen overlooking and providing access to the garden. To the first floor are three well proportioned double bedrooms, together with a modern shower room and the added convenience of a separate WC. Externally, the property is well set back from the road with established gardens to the front and ample off road parking. The rear garden is a particular feature, being larger than average, mature and well maintained, with an initial patio area leading onto a substantial lawn, established planting and panelled fencing providing a good degree of enclosure.

The location is another major attraction, with excellent transport connections close by, including the Carrington Spur providing convenient access to the M60 motorway network and beyond, together with regular bus services along Manor Avenue. The property is also well placed for a number of highly regarded local schools, including Ashton-on-Mersey School, making this an excellent option for families.

KEY FEATURES

- Three double bedrooms
- Two spacious reception rooms
- Ample off road parking
- Excellent schools & transport links
- Extended to the ground floor
- Large mature rear garden
- Shower room & separate WC
- No onward chain



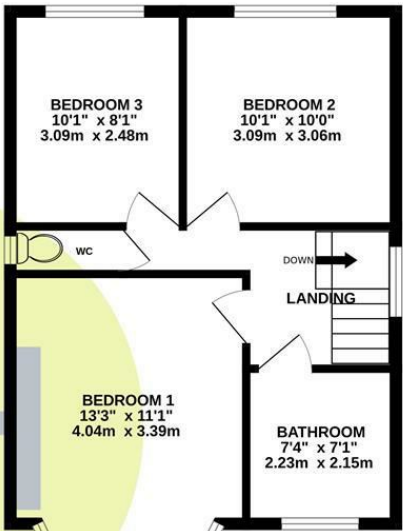




GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

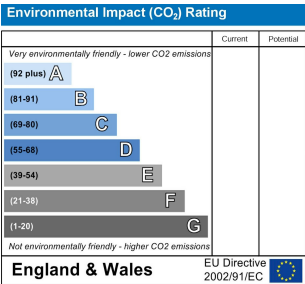
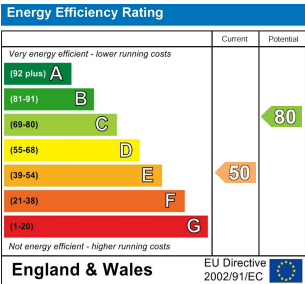


1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.1 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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