



Carrington Lane, Sale, Ashton Upon Mersey, M33

Offers Over: £525,000

Freehold

Occupying a generous plot on the ever-popular Carrington Lane in Ashton-upon-Mersey, this larger than average and beautifully presented three-bedroom semi-detached family home offers stylish, versatile accommodation throughout. Perfectly positioned within easy reach of Ashton-on-Mersey Village, Ashton Park, Sale Town Centre, excellent motorway links and a selection of highly regarded schools, the property is ideally suited to growing families and professional couples seeking a home that is ready to move straight into.

The property is approached via an attractive block-paved driveway providing ample off-road parking, complete with the added benefit of an EV charging point. Stepping inside, a welcoming porch opens into a spacious entrance hallway, setting the tone for the generous accommodation found throughout the home.

To the front of the property is a superb box bay-fronted living room, flooded with natural light and centred around an attractive feature fireplace, creating a warm and inviting space to relax. To the rear, the stunning contemporary kitchen is fitted with an excellent range of modern base and eye-level units, complemented by luxurious quartz worktops and a range of integrated appliances, providing both style and practicality for everyday family living.

An attractive archway leads seamlessly through to the second reception room offering a flexible space that is perfect as a dining room, family room or additional sitting room. Bi-fold doors open into the impressive open outdoor sun room complete with a striking glass roof and currently enjoyed by the present owners as an outdoor cinema and entertaining space. Patio doors from the kitchen also provide direct access to the rear garden, allowing indoor and outdoor living to blend effortlessly.

To the first floor, the property boasts three exceptionally generous double bedrooms, all beautifully presented and offering ample space for bedroom furniture. Completing the accommodation is a stylish four-piece family bathroom finished to a high standard and comprising a bath, separate walk-in shower, wash hand basin and WC.

Externally, the rear of the property has been thoughtfully landscaped to create a stunning, low-maintenance south-facing garden, allowing you to enjoy sunshine throughout the day. A detached garage, complete with lighting and power, is currently utilised as a gym and additional storage. The beautiful resin patio, complete with a fantastic outdoor bar, creates the perfect setting for entertaining family and friends. There is direct access to the open sun room, while a gated pathway leads through to a further garden area featuring artificial lawn, secure fenced boundaries and attractive planting, providing a private and practical space to enjoy all year round.



- Freehold
- Council Tax D
- EPC C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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