



Carrington Lane, Sale, Trafford, M33

Offers Over £600,000

Freehold

Situated on sought-after Carrington Lane in the heart of Sale, this exceptional family home enjoys a prime location just a short walk from the charming village atmosphere of Ashton upon Mersey Village, close to the scenic River Mersey, with excellent access to motorway networks and within easy reach of Sale Town Centre. Ideally positioned for families, the property is also conveniently close to a range of highly regarded local schools.

Since 2022, the current owners have completely renovated the property from top to bottom, creating a beautifully finished home that perfectly combines contemporary design with practical family living. Approached via a generous driveway providing ample off-road parking, the property immediately impresses with its attractive wooden covered porch leading into a welcoming entrance hall. The hall sets the tone for the accommodation with stylish herringbone flooring, useful understairs storage and a cloak cupboard offering excellent additional storage space.

At the heart of the home is the stunning open-plan living space, thoughtfully designed for modern family life and entertaining. The bespoke kitchen, designed by a respected local company, features a substantial central island complete with storage, seating area, wine rack and elegant quartz work surfaces. Further features include a sunken sink with drainer, integrated dishwasher, full-size fridge and freezer, a five-ring gas range oven and a cleverly concealed coffee cupboard. Flooded with natural light from the impressive glass lantern and bi-folding doors opening onto the rear garden, this superb space also provides ample room for both living and dining areas.

To the front of the property, striking black glass doors open into a separate living room, creating a cosy yet sophisticated retreat. This elegant room benefits from a multi fuel fire, bay window to the front elevation and bespoke shelving fitted to either side of the chimney breast.

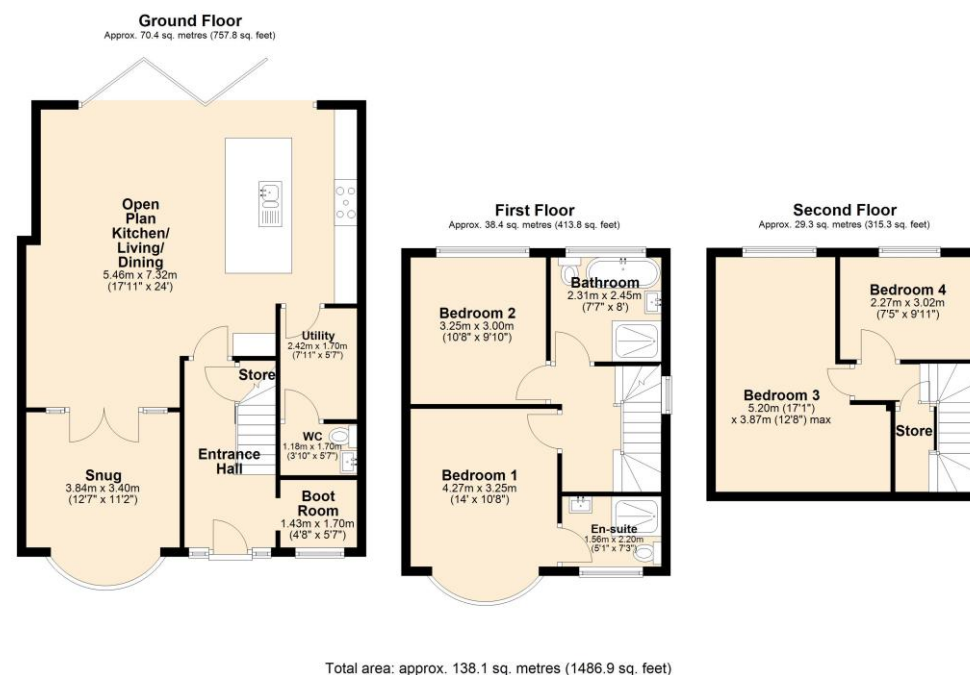
Completing the ground floor accommodation is a practical utility room with space for appliances and housing the boiler, along with a stylish downstairs WC featuring a vanity wash hand basin and WC.

To the first floor, the property offers beautifully presented bedroom accommodation. The principal bedroom enjoys a front-facing aspect and benefits from fitted wardrobes together with a luxurious en-suite shower room comprising a walk-in shower, WC and wash hand basin complemented by brushed gold fittings.

A further double bedroom overlooks the rear garden. The main family bathroom has been finished to an exceptional standard and features a freestanding bath, walk-in shower, WC and wash hand basin with elegant brushed gold fittings, alongside fully tiled walls and flooring with under floor heating.

The second floor provides two further proportioned bedrooms, ideal for growing families, guests or home office space.

Externally, to the rear, the property enjoys a private enclosed garden mainly laid to lawn with a porcelain tiled patio area, fenced boundaries and attractive flower planters, creating an ideal space for outdoor entertaining and family enjoyment



- Freehold
- EPC TBC
- Council Tax Band D





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