



**GASCOIGNE
HALMAN**

Carrington Lane, Sale
£475,000

THE AREA'S LEADING ESTATE AGENCY



Beautifully Presented Three-Bedroom Semi-Detached Home with Extended Living, Spacious Garden, and Driveway Parking in Sought-After Sale Location Close to Ashton on Mersey Village and Transport Links.

Property details

- Three Bedroom Semi Detached
- Beautifully Presented Throughout
- Driveway Parking and Spacious Rear Garden
- Extended
- Sought After Location Close to Ashton on Mersey Village
- Two Receptions and Breakfast Kitchen
- Within Convenient Reach of Transport Links



About this property

Situated in the highly sought-after location of Carrington Lane, Sale, this beautifully presented three-bedroom semi-detached house offers an excellent opportunity for buyers seeking a spacious and well-appointed family home. The property benefits from a thoughtfully extended layout, featuring two generous reception rooms and a modern breakfast kitchen, providing ample living and entertaining space.

The accommodation comprises three well-proportioned bedrooms and a contemporary bathroom, all finished to a high standard throughout. Externally, the property boasts driveway parking and a spacious rear garden, ideal for outdoor activities and relaxation.

Conveniently positioned close to Ashton on Mersey Village, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and schools. Additionally, the property is within convenient reach of excellent transport links, making it an ideal choice for commuters.

This exceptional home combines style, space, and location, making it a must-see for discerning buyers.











DIRECTIONS

M33 5NG

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

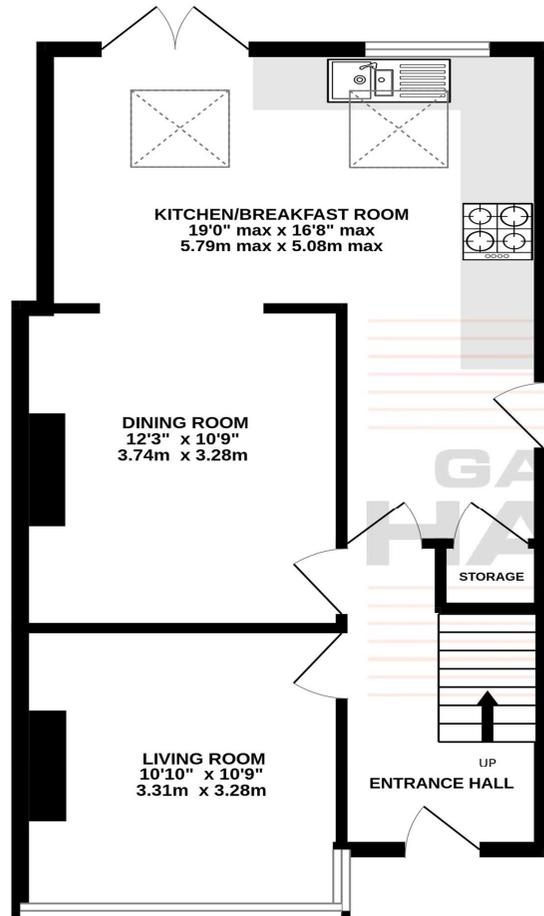
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

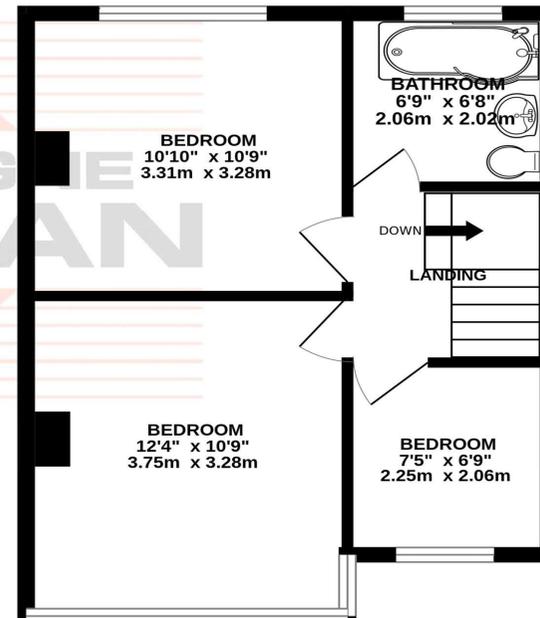
No

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GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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