



146 Carrington Lane, Sale, M33 5WL

£475,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- Extended Semi Detached
- Ashton on Mersey Village
- Well Maintained Front and Rear Gardens
- Freehold
- Trafford Council Tax - D
- Four Bedrooms
- Close to Carrington Spur M60 Network
- Gated Driveway
- EPC - D

A traditional, bay fronted extended four-bedroom semi-detached property with an enclosed garden to the rear and a private gated driveway. This beautiful home offers spacious family accommodation and boasts a fantastic location, walking distance to Ashton-on-Mersey Village and within the catchment area of the fantastic local schools including the ever popular Ashton-on-Mersey Secondary School.

The property has been extended to the side and rear creating a spacious kitchen/diner and fourth bedroom. The accommodation briefly comprises; porch, entrance hallway, dining room, lounge, spacious kitchen/ diner with center island and integral garage. To the first floor three double bedrooms, a fourth single bedroom and a modern family bathroom with four piece suite. Externally, the property has an enclosed garden to the rear, front garden and driveway with space for two cars. EPC - D. Trafford Council Tax - Band D

£475,000



Porch

Hallway

Dining Room

Lounge

Kitchen

Garage

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Externally





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Why take a risk?  
Sell Smarter







Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in good working order. Purchasers should satisfy themselves of this prior to purchasing. The structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good

Energy Efficiency Rating	
Current	Possible
<b>A</b> (92-100)	<b>A</b> (92-100)
<b>B</b> (81-91)	<b>B</b> (81-91)
<b>C</b> (69-80)	<b>C</b> (69-80)
<b>D</b> (55-68)	<b>D</b> (55-68)
<b>E</b> (39-54)	<b>E</b> (39-54)
<b>F</b> (21-38)	<b>F</b> (21-38)
<b>G</b> (1-20)	<b>G</b> (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Energy Performance Graph

