



jordan fishwick

146 Carrington Lane, Sale, M33 5WL

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

£485,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Porch

Accessed via UPVC porch door.

Hallway

Accessed through UPVC door. Patterned tiled flooring, ceiling light point and radiator.

Dining Room

Bay fronted reception room, window to front aspect. Laminate flooring, ceiling light point and radiator.

Lounge

Reception room with window to rear aspect and double doors onto garden. Carpeted flooring, ceiling light point and radiator.

Kitchen

Fitted kitchen with good range of wall and base units, integrated appliances include double eye level, electric hob, extractor hood, washing machine, dishwasher and tall fridge freezer. Window and door to rear aspect. Door for access to the garage. Wall mounted combi BAXI boiler fitted 6 years ago.

Garage

Accessed from the kitchen or from the driveway with double doors. Power and light point.

Bedroom One

Double bedroom with windows to front and rear aspect. Laminate flooring, ceiling light point and radiator.

Bedroom Two

Double bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator.

Bedroom Three

Bay fronted double bedroom with window to front aspect. Laminate flooring, ceiling light point and radiator.

Bedroom Four

Single bedroom with window to front aspect. Laminate flooring, ceiling light point and radiator.

Bathroom

Fully tiled, modern fitted bathroom with four piece suite. Walk in shower, low level WC, hand wash basin and bath tub. Window to rear aspect.

Externally

Externally, the property has an enclosed garden to the rear mainly laid to law with patio area for seating. To the front a gated garden and driveway with space for two cars

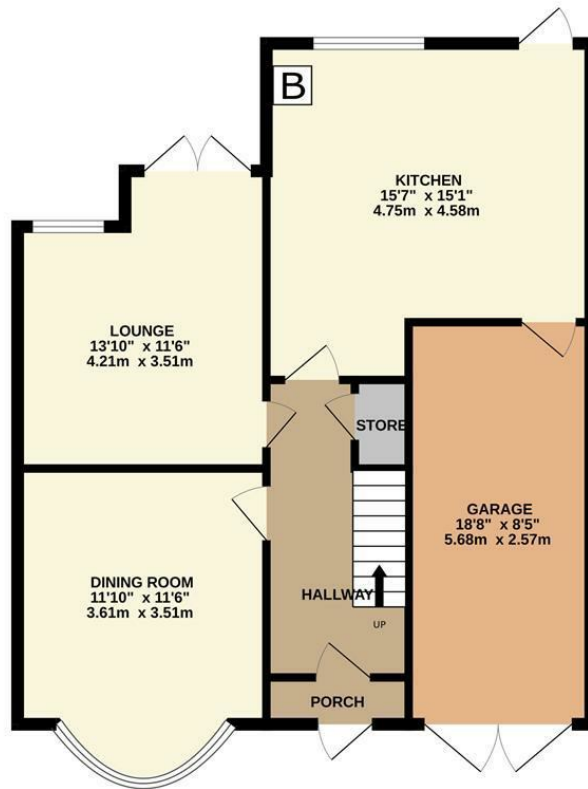


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		59	
England & Wales		EU Directive 2002/91/EC	

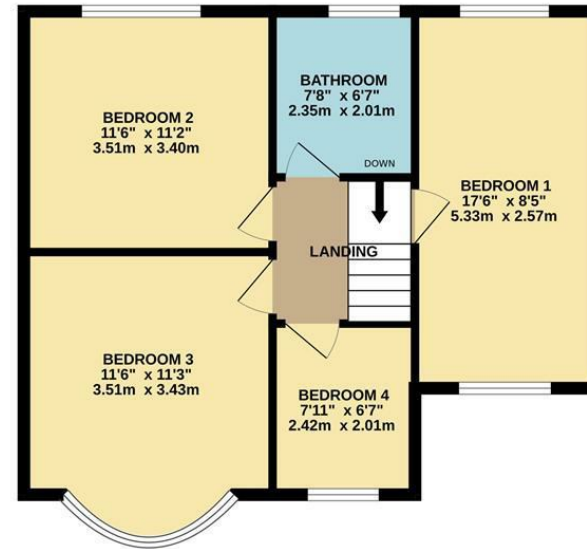
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1338 sq.ft. (124.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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