

BEST
ESTATE AGENT GUIDE
AWARDS 2024
TOP 500
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS



ACKERS LANE
CARRINGTON

£250,000

-  2 BEDROOMS
-  1 BATHROOM
-  3 RECEPTIONS
-  EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



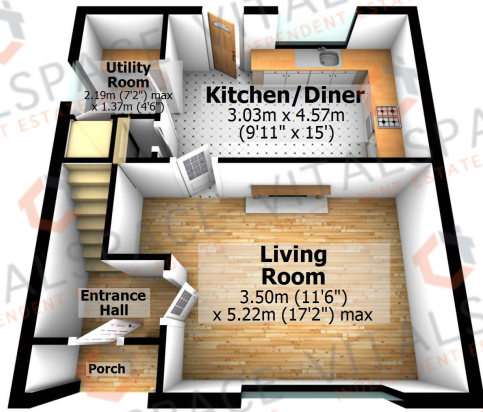
Ackers Lane, Carrington, M31 4BF

****POPULAR CONVENIENT LOCATION**** - ****CONVERTED LOFT ROOM**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this tastefully updated, TWO DOUBLE BEDROOM semi-detached property situated on a quiet, secluded road in Carrington. This tastefully presented home would be suitable for any growing family and in brief, the attractive accommodation comprises; a welcoming entrance hallway, a good sized living room and a generously sized open plan kitchen/diner complete with a host of wall and base units and ample space for a large dining table and chairs. A useful utility room accessed via the kitchen completes the ground floor accommodation. To the first floor there are two generously sized bedrooms and a luxury tiled three piece tiled bathroom with a shower over bath combination. Stairs rise from the first floor landing to the second floor level where a further 19ft converted loft can be found suitable for a variety of purposes. Externally, to the front of the property, a gated front garden can be found with a paved pathway leading up to the entrance door. To the rear, a sizeable east facing, artificial lawned garden and patio area provide an ideal space for alfresco dining during those Summer Months. It is also worth noting that plans have been approved for a substantial rear extension (REF 111215/HHA/23). Ideally placed for access to the nearby countryside of Cheshire, motorway connections into Manchester and beyond as well as access into the nearby towns of Urmston, Sale and Partington. An internal viewing is highly recommended to fully appreciate all this property has to offer. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

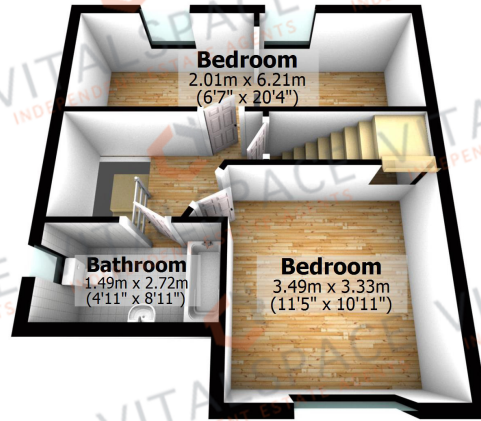




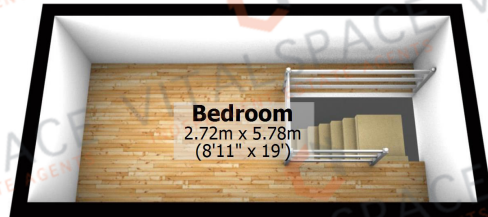
Ground Floor



First Floor



Second Floor



Features

- Two double bedrooms
- Semi detached property
- Convenient for amenities
- Open plan dining kitchen
- Arranged over three floors
- Gas central heating
- Useful utility room
- Contemporary bathroom
- Private rear gardens
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 5 years +

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - Vaillant combi boiler

When was the property last rewired? No

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Loft conversion

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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