



AWARDED FOR
MARKETING | SERVICE | RESULTS



ACKERS LANE
CARRINGTON

£280,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



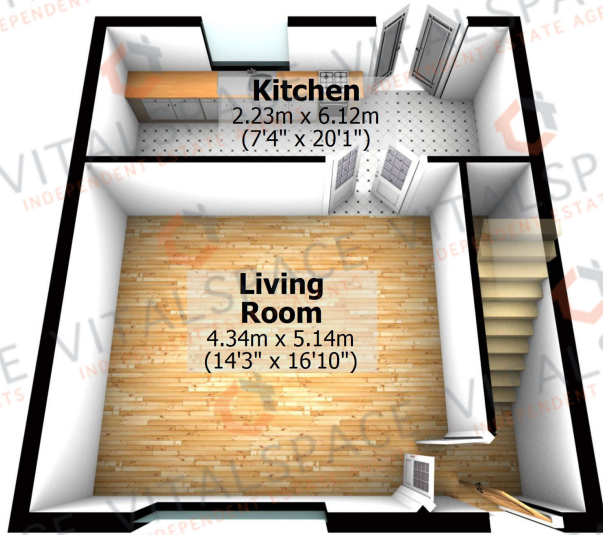
Ackers Lane, Carrington, M31 4BF

****POPULAR CONVENIENT LOCATION** - **IMMACULATELY PRESENTED**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this tastefully updated, THREE BEDROOM semi-detached property situated on a quiet, secluded Carrington road. Set back from the road, this tastefully presented, updated property would be ideal 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 high gloss white wall and base units and ample space for a breakfast table and chairs. Venture upstairs and you are welcomed with three good sized than bedrooms and a luxury three piece bathroom with a shower over bath combination. 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, shaped lawned garden and a paved patio area provide an ideal space for alfresco dining during those Summer Months. A timber built insulated summer house provides a perfect external entertaining space/home office benefiting form lightning, power and wi-fi. 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.

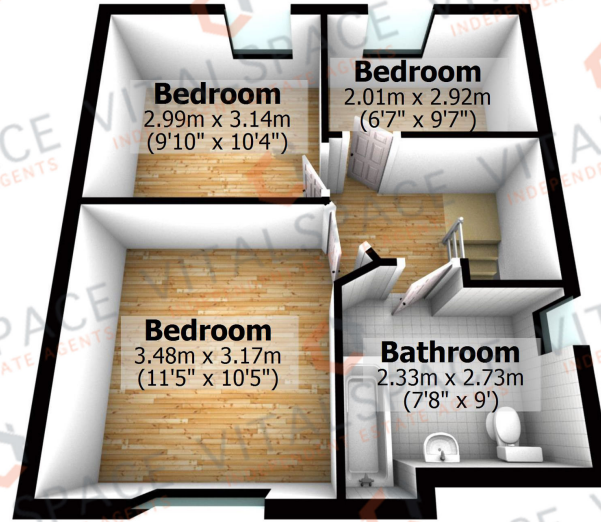




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Immaculate condition
- Modern breakfast kitchen
- Convenient for amenities
- Quiet Carrington location
- Timber built summer house
- Luxury family bathroom
- Landscaped rear garden
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since July 2021

When was the roof last replaced? Not during ownership

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

When was the property last rewired? Not during ownership

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Summer house with insulation, electrics in 2022

Reasons for sale of property? Downsizing

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		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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