

pearson ferrier®

54 CARRINGTON LANE

Urmston, M33 5ND

Offers In The Region Of £425,000

54 CARRINGTON LANE

Property at a glance

- mature bay fronted end terrace occupying a generous corner plot position
- three generous sized bedrooms (principal and bedroom two with built in wardrobes)
- PVC double glazing & GCH system
- spacious lounge with a bay window
- separate dining room
- modern fitted kitchen with integrated appliances and finished with granite work surfaces
- modern stylish & four piece family bathroom
- mature lawned gardens to the front & side and a low maintenance patio garden to the rear with double opening gates providing off road parking for one car
- conveniently located for easy access to all local amenities including Sale Metrolink station and the nearby motorway network providing easy access into Manchester City Centre & surrounding areas
- offered for sale with vacant possession & no onward chain, viewing a must!!!

Pearson Ferrier Estate Agents are delighted to bring to the market this attractive and deceptively spacious, bay-fronted end-terrace property, originally constructed circa 1926 and occupying an enviable corner plot position with generous, mature gardens to the front and side.

This charming family home offers spacious and well-proportioned accommodation throughout, effortlessly combining traditional character with modern fixtures and fittings. The property benefits from PVC double glazing and a gas central heating system, and the accommodation briefly comprises a welcoming entrance hallway, a spacious lounge featuring an attractive walk-in bay window providing an abundance of natural light, a separate dining room ideal for family dining and entertaining, and a modern fitted kitchen complete with integrated appliances and stylish granite work surfaces.

To the first floor are three generously sized bedrooms, with both the principal bedroom and second bedroom benefiting from fitted wardrobes, together with a modern, stylish four-piece family bathroom suite.

Externally, the property occupies a particularly generous corner plot with established, mature lawned gardens extending across the front and side elevations, providing an attractive outdoor setting. To the rear is a low-maintenance patio garden with double-opening gates providing off-road parking for one vehicle.

Situated within the ever-popular Ashton upon Mersey area of Sale, the property is conveniently positioned for access to a wide range of local amenities, shops, schools and transport links. Sale Metrolink station and the nearby motorway network provide excellent connectivity into Manchester City Centre and the surrounding areas, making this an ideal purchase for families and commuters alike.

Offered for sale with vacant possession and no onward chain, this fantastic property presents an excellent opportunity to acquire a spacious family home on a generous corner plot within a highly desirable location.













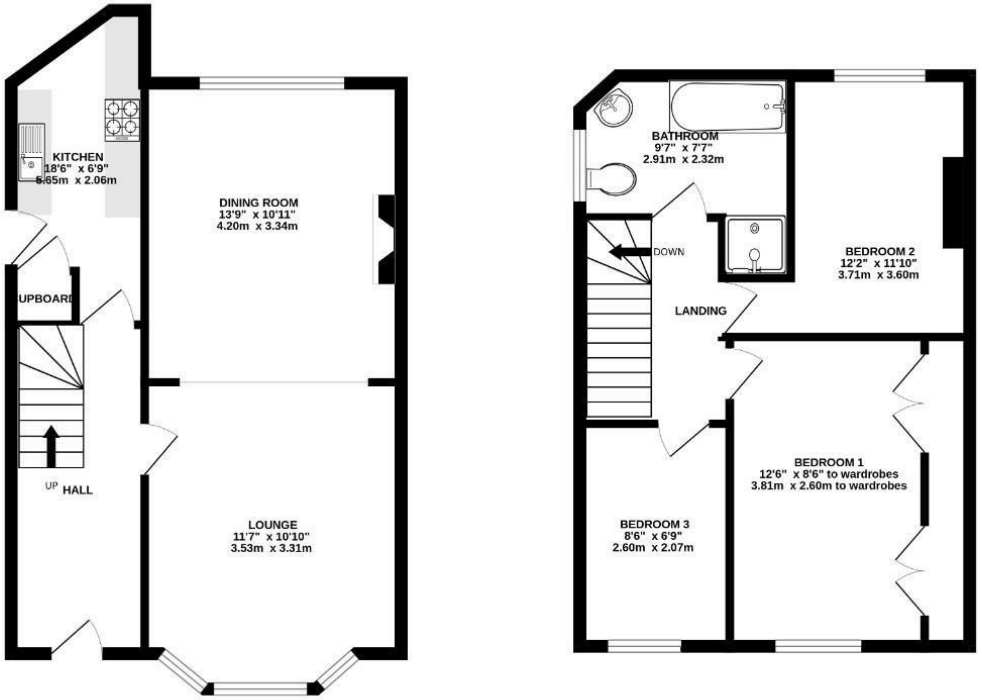






GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.

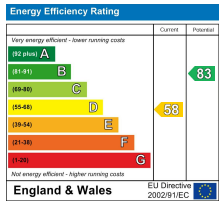
1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.

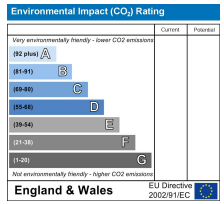


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TOTAL FLOOR AREA : 952 sq.ft. (88.5 sq.m.) approx.

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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