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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 111 Carrington Lane

Sale, M33 5NJ



£565,000





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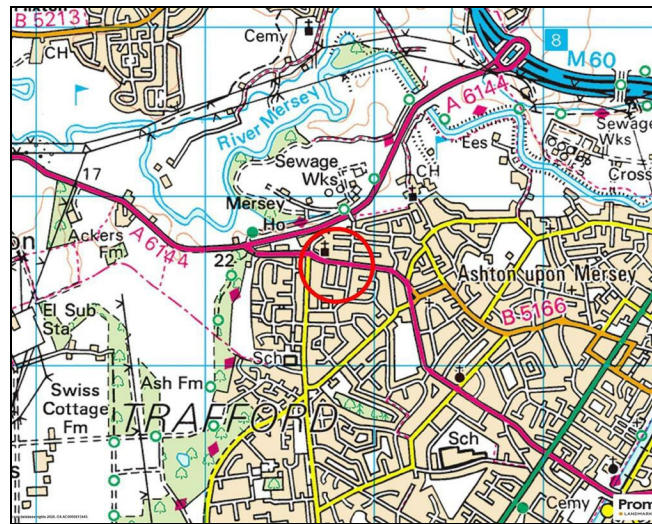
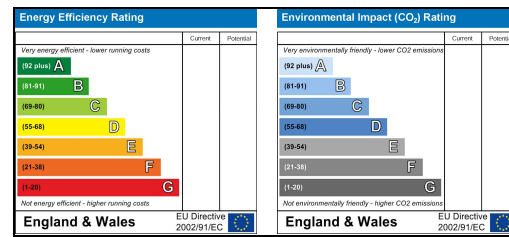


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

AN IMPRESSIVE LARGER THAN AVERAGE THREE BEDROOMED SEMI DETACHED WHICH HAS BEEN COMPREHENSIVELY REFURBISHED THROUGHOUT. STYLISH CONTEMPORARY INTERIOR. DEEP FRONTAGE AND SUPERB LANDSCAPED REAR GARDEN WITH 'CROCODILE' GLASS VERANDA.

Hallway. Lounge. Dining Room. 21' Dining Kitchen. Ground Floor WC. Three good sized Bedrooms, 9'x9' Bed 3. Bathroom. Lovely gardens.

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**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

An impressive, comprehensively upgraded and improved, larger than average Three Bedroomed Semi Detached offering over 1250 sqft of accommodation.

The property enjoys a great position, slightly elevated and well set back from the road perfect for Ashton on Mersey Village and several of the local schools.

Internally the property has well-proportioned rooms, spacious hallway, Two good sized Reception Rooms, 26' Dining Kitchen, Three excellent Bedrooms including a 9' x 9' Bed Three.

There a been a fantastic addition of a high specification Veranda by reputable 'Crocodile' perfect for the inside/outside living!

In addition to the accommodation there is ample driveway parking, fantastic landscaped rear garden and Garage.

Garage. A large, detached, double bricked garage with electrics installed, ideally suited for storage, a gym or office space.

An internal viewing will reveal:

Entrance Porch. Having a glazed composite front door with windows flanking both sides. Step-up to an original glazed panelled door again with opaque glazed windows flanking both sides and above.

Entrance Hallway. A large Entrance into the property certainly setting the spacious theme throughout. Staircase rises to the First Floor. Picture rail surround. Doors then provide access to the Lounge and Breakfast Kitchen.

Lounge. A superb large reception room having a uPVC double glazed square bay window to the front elevation. Coved ceiling, picture rail surround. Fireplace feature to one wall.

Breakfast Kitchen. A stylish Kitchen fitted with an extensive range of contemporary handleless base and eye-level units with quartz worktops over, incorporating a useful breakfast bar. Built-in double oven with four ring induction hob and extractor over, all by Smeg. Inset sink unit with mixer tap. Integrated dishwasher, washing machine, fridge and freezer. Two UPVC double glazed windows to the side elevation. uPVC double glazed French doors opens to the Rear Garden. Door provides access to the Ground Floor WC. Inset spotlights to the ceiling opening into the Sitting Room.

Sitting Room. Another good sized having a set of bi-folding doors opening out onto the Veranda.

Ground Floor WC. Fitted with a low level WC. Vanity sink unit. Wall mounted polished chrome towel rail radiator. Wall mounted Worcester gas central heating boiler. Opaque uPVC double glazed window to the side elevation.

First Floor Landing. Having a uPVC double glazed window to the half landing. Doors providing access to the Three Bedrooms and Bathroom. Large loft access point with pull down ladder.

Bedroom One. An impressive large double room having a wide uPVC double glazed square bay window to the front elevation. Picture rail surround.

Bedroom Two. Another good Double Bedroom having a uPVC double glazed window to the rear elevation overlooking the gardens Picture rail surround.

Bedroom Three. A much larger than average third bedroom having a shaped, UPVC double glazed shaped window to the front elevation.

Bathroom. Spacious bathroom re-fitted with a suite comprising of deep double ended panelled bath with central chrome mixer taps. Separate walk in shower enclosure with thermostatic shower. Wash hand basin. WC. wall-mounted heated chrome towel rail radiator. Opaque, uPVC double glazed window to the rear and side elevation. Inset spotlights to the ceiling.

Outside the property enjoys a lovely deep frontage all paved providing plenty of parking.

To the rear the property has been superbly landscaped creating an impressive modern garden. There is a large full width resin patio behind the house and under the Veranda, this leads to the main area of lawn with established borders and further gravelled patio.

A stunning family home!

Approx Gross Floor Area = 1257 Sq. Feet  
(Excluding Covered Outdoor Area) = 116.8 Sq. Metres

