



10 CARRINGTON LANE, M33 5ND
£315,000



DESCRIPTION

AN INCREDIBLY SPACIOUS TWO/THREE DOUBLE BEDROOM VICTORIAN MID-TERRACE PROPERTY WHICH HAS BEEN EXTENDED TO THE GROUND FLOOR AND BENEFITS FROM AN AMPLE SIZED REAR GARDEN IN ADDITION TO A HIGHLY CONVENIENT LOCATION JUST A MOMENTS WALK FROM THE HEART OF ASHTON-ON-MERSEY VILLAGE. The property enjoys many charming original features throughout but is also equipped with the modern comforts we have some to expect such a spacious dining kitchen, stunning bathroom, double glazing and gas central heating throughout. Further benefits include a PARTIALLY CONVERTED LOFT with fixed staircase which could lend itself to a variety of uses. The property forms part of Carrington Lane a popular and highly convenient location just a moments walk from the heart of Ashton-on-Mersey Village and just a short drive from the Carrington Spur which gives access to the M60 Motorway Network and beyond. In brief the accommodation comprises: Entrance porch, entrance hallway, living room, dining room and a dining kitchen which gives access to the rear garden. To the first floor there are two double bedrooms and an outstanding bathroom. To the second floor there is a part converted loft room access via a fixed staircase and is complete with skylight window. Externally to the rear there is an ample sized garden which is mainly laid to lawn with initial patio area and panelled fencing enclosure. To the front there are further gardens and mature shrubbery displays providing privacy.

KEY FEATURES

- Two/three double bedroom Victorian terrace
- Ample sized rear garden
- Impressive recently fitted bathroom
- Useful loft room
- Extended to the ground floor
- Modern dining kitchen
- Just a moments walk from Ashton Village





'A beautifully presented two/three double bedroom Victorian terrace situated in a fantastic location just a moments walk from Ashton-on-Mersey Village'

DIMENSIONS

Ground Floor

Entrance Porch

Entrance Hallway

Living Room

13'5" x 11'3" (4.09 x 3.45)

Dining Room

12'9" x 11'8" (3.91 x 3.56)

Dining Kitchen

15'3" x 14'9" (4.66 x 4.52)

First Floor

Landing

Bedroom One

15'1" x 10'10" (4.62 x 3.32)

Bedroom Two

9'8" x 9'3" (2.97 x 2.82)

Bathroom

9'4" x 7'10" (2.86 x 2.41)

Second Floor

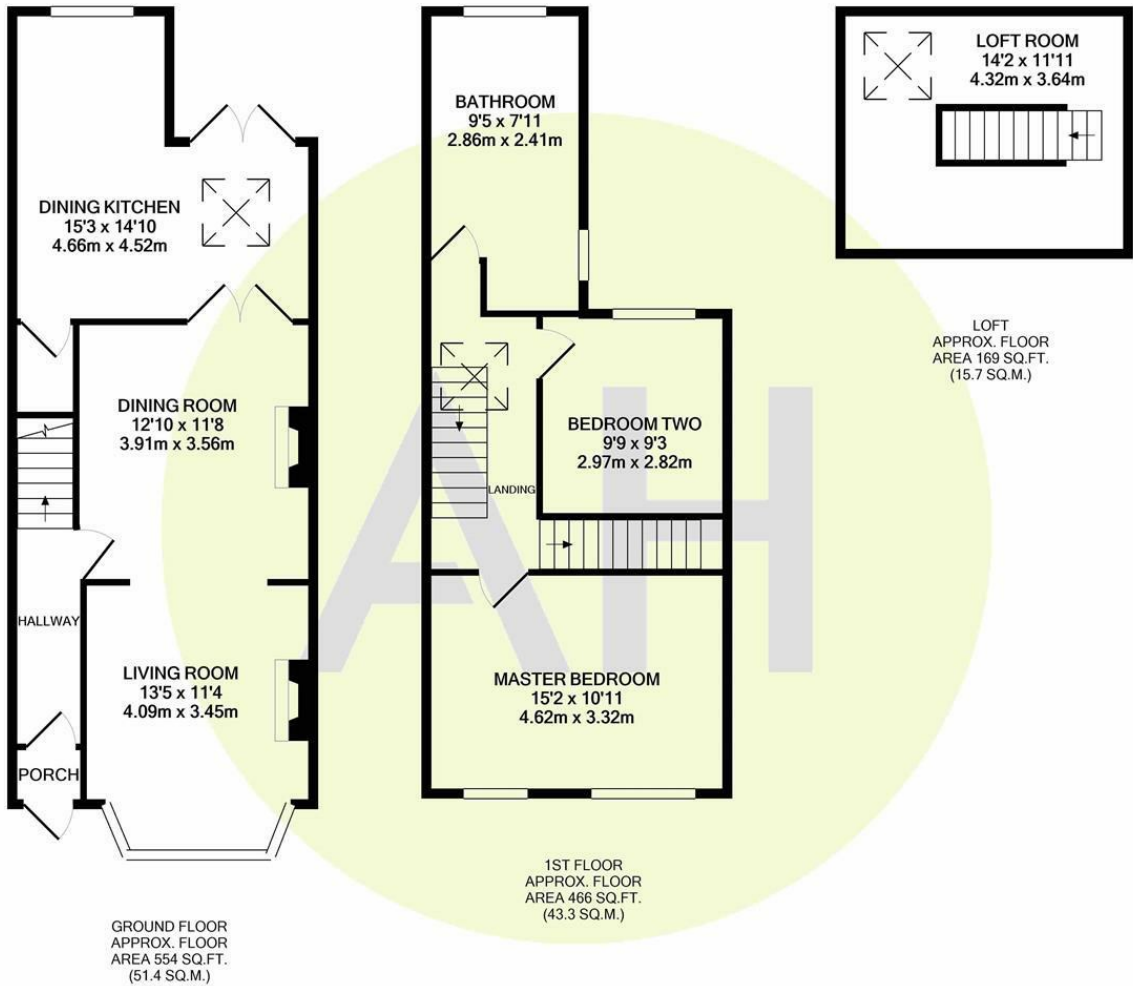
Loft Room

14'2" x 11'11" (4.32 x 3.64)

Externally

Rear Garden

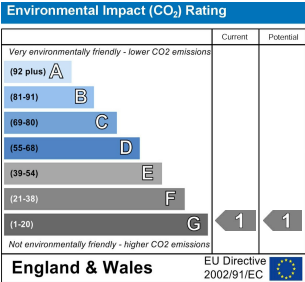
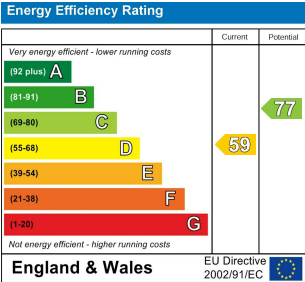
Front Garden



TOTAL APPROX. FLOOR AREA 1189 SQ.FT. (110.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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