



\*\*\*\* Are you looking for a traditional three bedroom semi detached home that you can add your own stamp to? Then look no further \*\*\*\* This FANTASTIC home is a blank canvas and gives the next owner the chance to make this wonderful house into a home!! Benefitting from two reception rooms (knocked through), a spacious kitchen, three well proportioned bedrooms, a separate bathroom and W.C, gardens to the front and rear, plus ample of off road parking and a detached garage. With plenty of space on offer already and the potential to extend makes this home very appealing. Perfectly located within walking distance to Ashton On Mersey Village, All Saints Catholic Primary School & The Firs Primary School PLUS excellent transport and network links such a M60 and The Carrington Spur. Viewings are by appointment only and can be booked in by contacting the office.



#### Entrance Porch

Upvc door to the front, double glazed door lights either side with double glazed curved transom window. Ceiling light point.

#### Hallway

Wooden internal door, door lights either side and transom window above. Wooden floorboards, wall mounted radiator, telephone point, ceiling light point and stairs to the first floor.

#### Lounge 11' 9" x 10' 2" (3.58m x 3.09m)

Double glazed bay window to the front, ceiling light point, wooden floorboards ceiling light point, wall mounted radiator and plug points. Sliding wooden frame and glass doors into the dining room.

#### Dining Room 9' 7" x 14' 8" (2.91m x 4.47m)

Sliding doors onto the rear garden, wooden floorboards, ceiling light point, wall mounted radiator, plug points and fireplace and surround.

#### Kitchen 18' 7" x 8' 4" (5.66m x 2.55m)

Tile style flooring, two ceiling light points, wall mounted radiator, plug points and a double glazed window to the rear. A range of white wall and base unit cupboards with contrasting roll top work surface. Integrated oven and grill, sink with mixer tap and tiled splash backs. Space for fridge freezer and washing machine.

#### First Floor Landing

Wooden floorboards, ceiling light point, double glazed window to the side.

#### Bedroom 1 11' 7" x 10' 11" (3.54m x 3.33m)

Double glazed bay window to the front, ceiling light point, wall mounted radiator, wooden floorboards, plug point, wall to ceiling fitted wardrobes and fitted bedside tables with above storage with two wall lights.

#### Bedroom 2 13' 8" x 11' 7" (4.16m x 3.54m)

Double glazed window to the rear, wooden floorboards, wall mounted radiator, plug points, wall to ceiling fitted wardrobes and fitted bedside tables with above storage with two wall lights.

#### Bedroom 3 7' 6" x 6' 11" (2.29m x 2.11m)

Double glazed window to the front, ceiling light point, plug points, wall mounted radiator and wooden floorboards.

#### Bathroom 7' 6" x 3' 4" (2.29m x 1.02m)

Tiled floor, tiled walls, vanity unit with handwash basin, bath with shower over, double glazed window to the side and ceiling light point.

#### W.C

Pedestal W.C, tiled floor and and half tiled walled. Ceiling light point and double glazed window to the side.

#### Externally

To the front of the property there is a low lying brick built wall with iron railing and matching iron gates. A spacious front lawn and a large, paved driveway to the front and continuing down the side of the property through some iron double gates. To the rear there is a detached garage, a spacious low maintenance garden, with a lawned area and paved patio.



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Estate Agents

Carrington Lane  
Sale M33 5NH



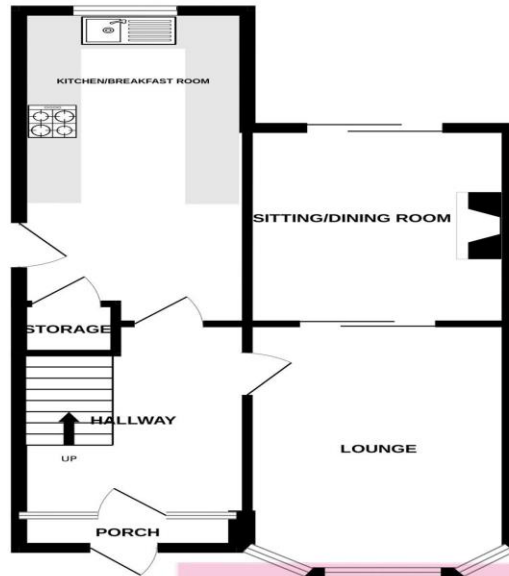
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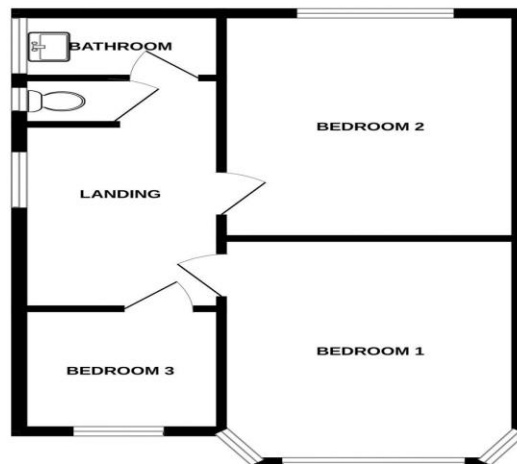
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GROUND FLOOR



1ST FLOOR



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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# Energy performance certificate (EPC)

41 Carrington Lane  
SALE  
M33 5NH

Energy rating

C

Valid until: 30 September 2032

Certificate number: 9014-3162-8002-0671-1802

Property type Semi-detached house

Total floor area 83 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		