

# Carrington



## 8 ACKERS BARN COURTYARD CARRINGTON LANE CARRINGTON MANCHESTER

A most distinctive three bedroom barn conversion offering stylish accommodation throughout.

£299,950

THE AREA'S LEADING INDEPENDENT ESTATE AGENCY

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Ideal for the executive buyer, this spacious character home offers tastefully finished accommodation with attributes such as sandstone tiling, a contemporary fitted kitchen with quality appliances, an eye-catching white fitted bathroom, en-suite wash room and a highly useful ground floor WC.

Additionally, there is a large lounge and a dining area offering pleasant views onto the walled deep rear garden. Three bedrooms can then be found across two floors with the master bedroom being well worthy of mention, having the original beams.

Externally, there is a secure gated and courtyard entrance, covered parking for two vehicles and an excellent storage area with power.

#### LOCATION

Sale is a vibrant town, having a good choice of local stores with both Tesco and Sainsbury's represented along with M&S Food. There are a good number of restaurants and eateries within walking distance and many more a short drive away. The M60 Manchester orbital motorway passes conveniently along the northern boundary of the town and a number of nearby junctions provide easy access to the remainder of the North West Motorway Network. The Trafford Centre with Selfridges, Debenhams, John Lewis and Marks & Spencer, along with a huge variety of clothing and other stores with its Multiplex Cinema complex, is within easy reach. Manchester City Centre with its regional facilities including theatre and arts, as well as specialist shopping is also close by as is Manchester International Airport with its many worldwide direct connections. Trafford MBC is well known for its excellent education facilities and there are several good schools situated nearby.

#### DIRECTIONS

From our Sale office proceed out of Sale along Hayfield Street bearing right onto Sibson Road and at the traffic light junction, turn left onto Washway Road. Proceed along Washway Road and upon reaching the first set of major traffic lights at Harboro Way/Marsland Road turn right onto Harboro Road. Continue along Harboro Road and upon reaching the mini roundabout travel straight over onto Carrington Lane. Travel along Carrington Lane and upon reaching the set of traffic lights, turn left onto the continuation of Carrington Lane, continue along Carrington Lane and Ackers Bars Courtyard can be found after a short distance on the left hand side clearly marked with a Gascoigne Halman For Sale board.



#### IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

*Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.*

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Hardwood entrance door with opaque leaded inset and double glazed windows to either side. Security entryphone. Alarm control panel. Radiator. Halogen spotlights. Sandstone tiled flooring.

##### GROUND FLOOR WC

Fitted with a white low level wc and petite pedestal wash hand basin. Tiled splashback. Radiator. Halogen spotlights. Sandstone tiled flooring.

##### KITCHEN 13' 7" X 8' 2" (4.15 X 2.49)

The kitchen is fitted with superb 'Arthur Bonne' kitchen base and eye level units, incorporating two display cabinets with lighting and working surfaces over. One and a half bowl sink unit with mixer taps. Part-tiled. Stainless steel De Dettrich electric oven and microwave. Four ring induction electric hob with stainless steel extractor hood over. Integrated washer-dryer and dishwasher. Space for free standing fridge/freezer. Radiator. Matching cupboard housing the Worcester boiler. Halogen spotlights. Sandstone tiled flooring. Velux window to rear aspect. Double glazed window to front aspect.

##### LOUNGE/DINING ROOM 15' 3" MAX X 17' 1" MAX NARROWING TO 13' 12"

Double glazed french door opening onto the rear garden with double glazed full length windows. Tv point. Two radiators. Double glazed window to side aspect. Sandstone tiled flooring. Coving to ceiling. Halogen spotlights.

#### FIRST FLOOR

##### LANDING

Spindle staircase. Double glazed window to side aspect. Radiator. Halogen spotlights. Coving to ceiling.

##### BEDROOM 2 10' 2" X 9' 2" (3.10 X 2.80)

Double glazed full length window to front aspect. Radiator. Coving to ceiling. Halogen spotlights.

### BEDROOM 3 8' 8" X 6' 10" (2.64 X 2.08)

Double glazed full length window to rear aspect. Radiator. Coving to ceiling. Centre light point.

### BATHROOM

The bathroom is fitted with a modern white suite comprising of a panelled bath with shower, pedestal wash hand basin and low level wc. Tiled walls. Shaver point. Chrome heated towel rail. Halogen spotlights. Sandstone tiled flooring. Double glazed opaque window to rear aspect.

### SECOND FLOOR

#### LANDING

Spindle staircase. Halogen spotlights.

### BEDROOM 1 12' 7" MAX X 16' 6" MAX INTO EAVES (3.85 X 5.04)

Two Velux windows to side aspect. Radiator. Telephone point. Tv point. Beamed ceiling. Halogen spotlights. Eaves storage providing useful hanging space. Door opening into the en-suite wash room.

#### EN-SUITE WASH ROOM

Fitted with a white low level wc and pedestal wash hand basin. Tiled to splashback. Halogen spotlights. Extractor fan. Sandstone tiled flooring.

### OUTSIDE

The property is approached through secure electric gates which lead into the gravelled courtyard. Two covered parking spaces with lighting and a door which leads into a useful store cupboard. To the rear of the property is a patio area with a lawned garden beyond. The garden is enclosed with timber fencing and a brick wall. Private aspect to the rear as it overlooks farmland.

### STORECUPBOARD 12' 6" X 3' 8"

With power and lighting. Useful shelving.

### TENURE

Subject to verification by solicitors.

### SERVICES (NOT TESTED)

### LOCAL AUTHORITY

Manchester Borough Council.

### POSTCODE

M31 4AA

### POSSESSION

Vacant possession upon completion.

### VIEWING

For further particulars and appointments to view please contact the Agents overleaf. Additionally, look on our website for properties with VIRTUAL TOURS.

### MORTGAGE INFORMATION

Our financial adviser will be advised of all offers made. She has a wealth of experience in the highly competitive area of mortgage rates and available products. By our arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, may well save you money and speed up the whole transaction.

Written quotations will be available on request.

### DISCLAIMER

Your home may be repossessed if you do not keep up repayments on your mortgage.

Call Stephanie Danford on 0161 962 8700.

Gascoigne Halman Financial Services Ltd offer independent financial advice, which is regulated by the Financial Services Authority, for mortgages, life assurance, pensions, unit trusts and individual savings accounts.

### SURVEYS

If the property you buy is not for sale through Gascoigne Halman, one of our surveyors can carry out a survey for you. Survey Department - 01565 751328.



## FLOOR PLANS

Not to Scale. For Illustration purposes only.



Residential Lettings: 40 Alderley Road, Wilmslow SK9 1NY. Tel: 01625 533563 Fax: 01625 527772  
also Altrincham, Didsbury and Knutsford - see contact details below.

|   |                    |
|---|--------------------|
| 6 London Road, Alderley Edge SK9 7JS          | Tel: 01625 590373  |
| 9 Ack Lane East, Bramhall SK7 2BE             | Tel: 0161 439 5555 |
| Readon House, 2a Gatley Road, Cheadle SK8 1PY | Tel: 0161 428 1118 |
| 176 Ashley Road, Hale WA15 9SF                | Tel: 0161 929 8118 |
| 6 The Cross, Lymm WA13 0HP                    | Tel: 01925 758345  |
| 10 Town Street, Marple Bridge SK6 5DS         | Tel: 0161 427 2488 |
| Spindles, The Village, Prestbury SK10 4DG     | Tel: 01625 827467  |
| 29 Walton Road, Stockton Heath WA4 6NJ        | Tel: 01925 860400  |

|  |                    |
|--|--------------------|
| 26 The Downs, Altrincham WA14 2PU              | Tel: 0161 929 1500 |
| Elm House, 739 Wilmslow Road, Didsbury M20 6RN | Tel: 0161 445 7474 |
| 26 Princess Street, Knutsford WA16 6BU         | Tel: 01565 750900  |
| 31 Church Street, Macclesfield SK11 6LB        | Tel: 01625 511367  |
| 3 Fountain Place, Poynton SK12 1QX             | Tel: 01625 859888  |
| 96 School Road, Sale M33 7XB                   | Tel: 0161 962 8700 |
| 52 Alderley Road, Wilmslow SK9 1NY             | Tel: 01625 536434  |

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