



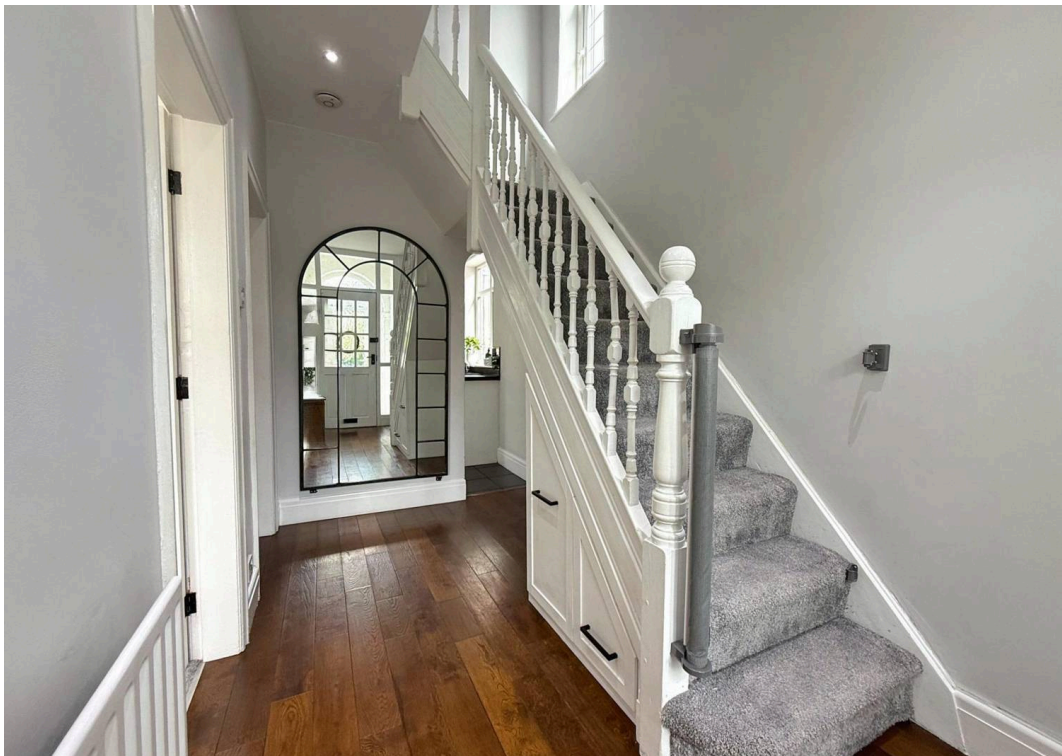
122 Carrington Lane

Sale

£470,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 122 Carrington Lane

Sale

Beautifully presented three bedroom semi with modern interiors, two receptions, stylish kitchen, large landscaped garden, play area, garage, and driveway. Ideal family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

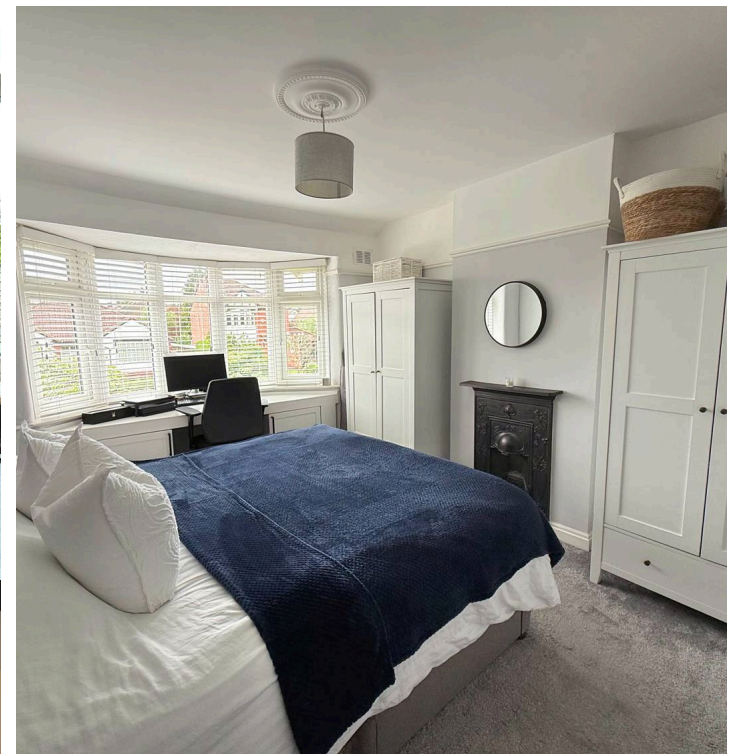
- Spacious private garden
- Patio area with outdoor seating
- Off-road parking
- Attached garage
- Modern kitchen with integrated appliances
- Large bay windows
- Decorative fireplaces
- Sliding doors for garden access
- Contemporary bathroom with three piece suite
- Three bedrooms



## 122 Carrington Lane

This beautifully presented three-bedroom, one-bathroom semi-detached house offers an exceptional blend of contemporary design and family-friendly features throughout. The property welcomes you with a bright and inviting entrance hall, showcasing elegant hardwood flooring, a decorative glass front door, and practical under-stairs storage. The two spacious reception rooms include a living area bathed in natural light from a large bay window, complete with built-in shelving and a charming fireplace, creating a warm and welcoming ambience. The adjoining dining room features elegant wooden flooring, and expansive sliding doors that open directly to the garden, seamlessly connecting indoor and outdoor living. The modern kitchen is equipped with sleek white cabinetry, integrated appliances, a gas hob, and a stylish black backsplash, all complemented by ample natural light and a pleasant garden outlook.

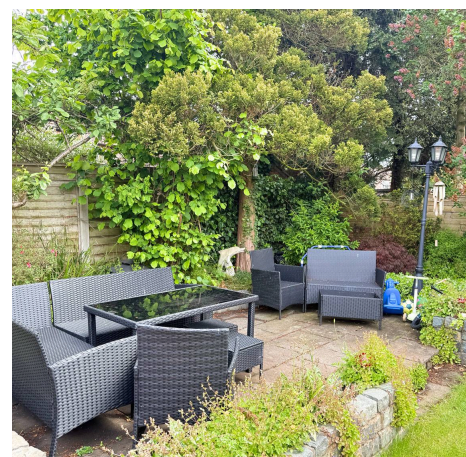
Upstairs, three well-appointed bedrooms provide comfortable accommodation for families. The main bedroom boasts a striking bay window, and a decorative fireplace, while the additional bedrooms offer generous storage, large windows, and child-friendly décor - making them ideal for young children. The contemporary family bathroom is finished with sleek grey tiling, a combined bath-tub and shower, under-sink storage, and benefits from abundant natural light.





The outdoor spaces are a true highlight of this home. The expansive, landscaped garden features a lush lawn, stone patio, and several dedicated seating areas - perfect for entertaining or relaxing. Families will appreciate the well-equipped children's play area with swings and a slide, as well as the secure, fenced boundaries for peace of mind. Mature trees and landscaped beds create a private retreat, while decorative lighting ensures the garden can be enjoyed into the evening. Additional benefits include a spacious driveway providing off-road parking, an attached garage for further storage or parking, and a well-maintained front garden with mature shrubs that enhance the property's kerb appeal. With its blend of modern interiors, practical storage solutions, and superb family-oriented outdoor spaces, this semi-detached house is perfectly suited to those seeking comfort, style, and functionality in their next home.

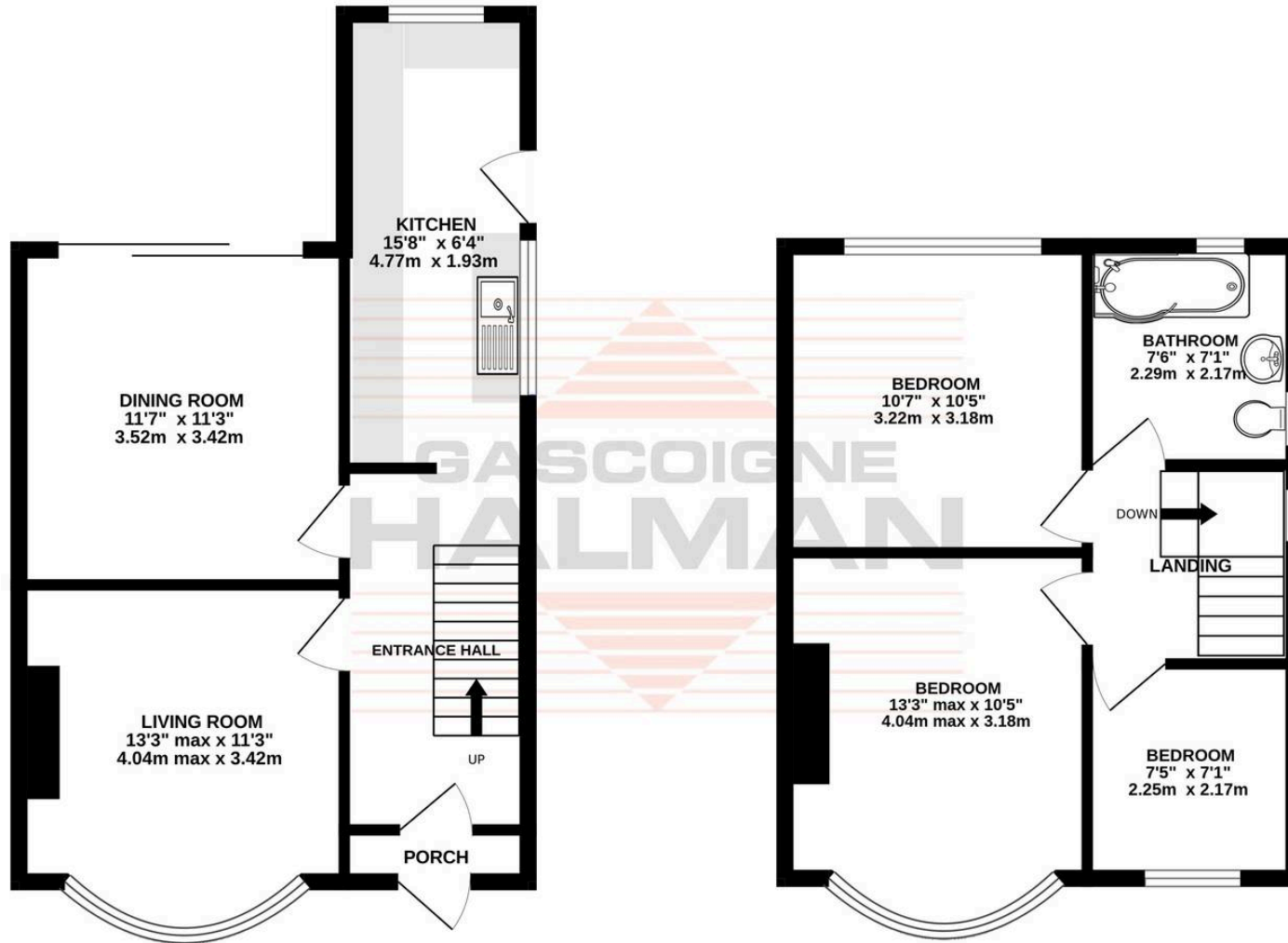
The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.





GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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