



9 Carnegie Close, Sale

Sale

£635,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY











## 9 Carnegie Close

### Sale

An immaculately appointed and generously extended contemporary themed detached home set in a exclusive modern cul-de-sac just off 'The Avenue', with an intelligently remodeled impressive open-plan living/ dining kitchen, luxury finishes throughout, three bedrooms and two stylish bathrooms, boasting a substantial corner plot with landscaped garden and useful garage, close to Sale, Ashton-upon-Mersey Village, in catchment of popular schools, and useful amenities.

Council Tax band: D

Tenure: Freehold

- A Generously Extended And Immaculately Appointed Executive-Style Detached Home
- Set On A Sought-After Modern Exclusive Development Close To Sale and In catchment of Popular Schools
- Intelligently Remodelled And Impressive Living/ Dining Kitchen With Feature Island
- Spacious Contemporary Living Room
- Three Well Sized Bedrooms Including Principal Bedroom Suite
- Boasting Two Stylish Refitted Bath/ Shower Rooms
- Substantial Corner Plot With Beautiful Landscaped Garden With Large Stone Patio
- Benefiting From A Useful Garage And Large Driveway











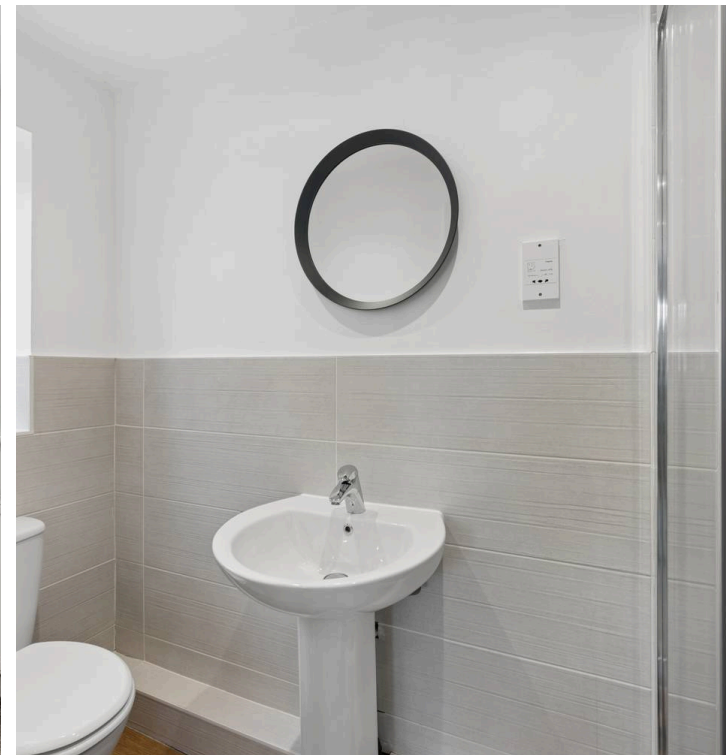


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Set within a highly sought-after exclusive cul-de-sac of modern attractive residences just off 'The Avenue', this outstanding three-bedroom detached house has been extensively extended, immaculately appointed and enjoys an outstanding quality of finish with a tasteful contemporary theme throughout, whilst occupying a generous landscaped plot with useful garage.

Upon entering, you are greeted by a useful entrance porch seamlessly leading into a spacious well appointed living room complete with bay-frontage, modern fitted feature fireplace, striking black crittal doors lead into the heart of the home: an intelligently remodelled and largely extended living/ dining kitchen. This open-plan space is designed for both entertaining and every-day living, featuring a quality fitted two tone 'Wren' kitchen with sleek cabinetry, high-spec integrated appliances, generous quartz work surfaces, with a central feature island with breakfast bar, vaulted ceiling with skylights, and bi-folding doors providing seamless access to the garden.







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To the first floor, via the spacious landing, are three well-proportioned bedrooms, each finished with plush carpeting and modern décor. The principal bedroom impresses having been remodeled and now with built-in wardrobes and a luxurious en-suite shower room, while there is also a beautiful refitted family bathroom, complete with contemporary fittings and attractive tiling. Throughout the property, quality materials and attention to detail are evident, from the solid internal doors to the tasteful colour palette and bespoke storage solutions, offering a fabulous turn-key home.

Externally the home occupies one of the largest plots on the development, with a part walled, hedged and part-fenced boundaries, benefiting from a superb landscaped finish, with a generous Indian Stone patio and central block paved feature, maturely planted borders, large lawned garden, and sweeping pathway leading to the useful detached garage.



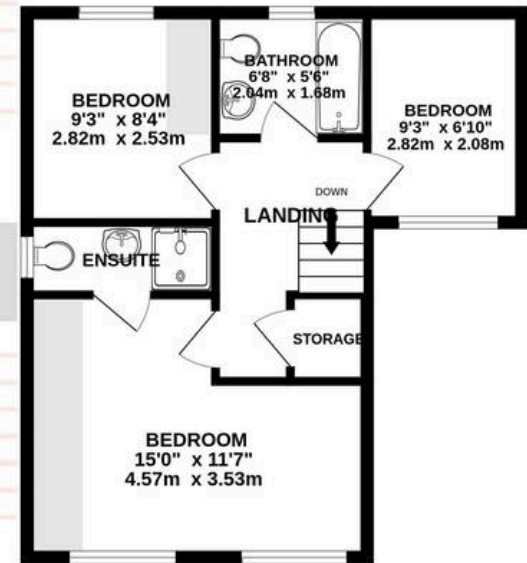
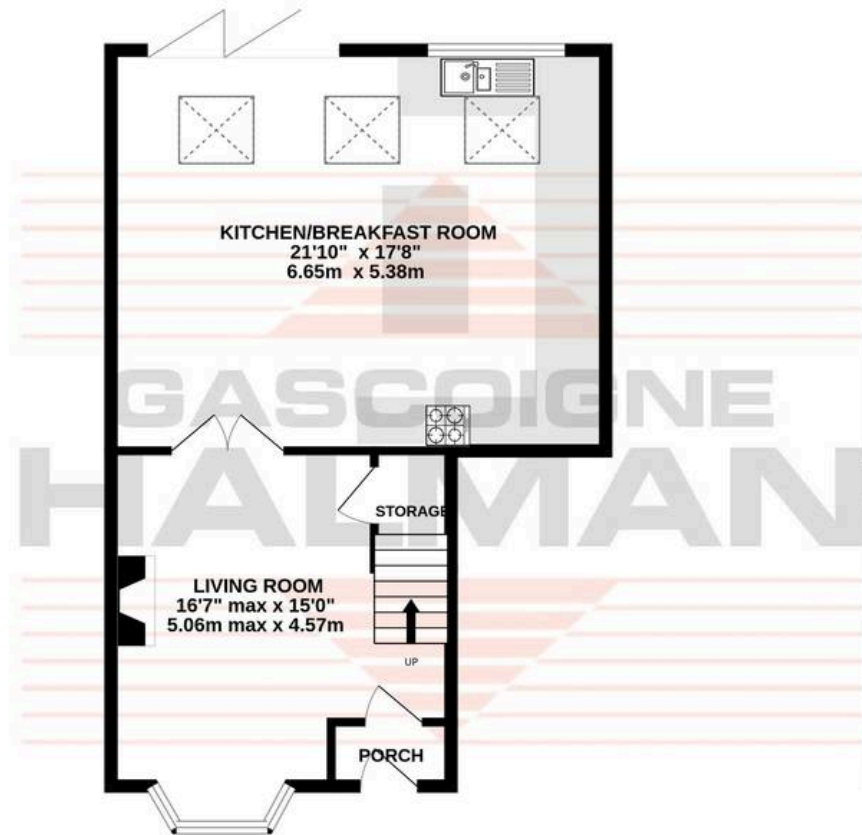






GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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