



ST GEORGES ROAD  
CARRINGTON

£285,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

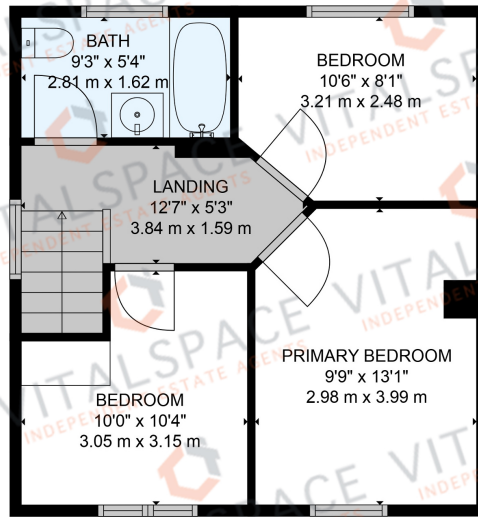
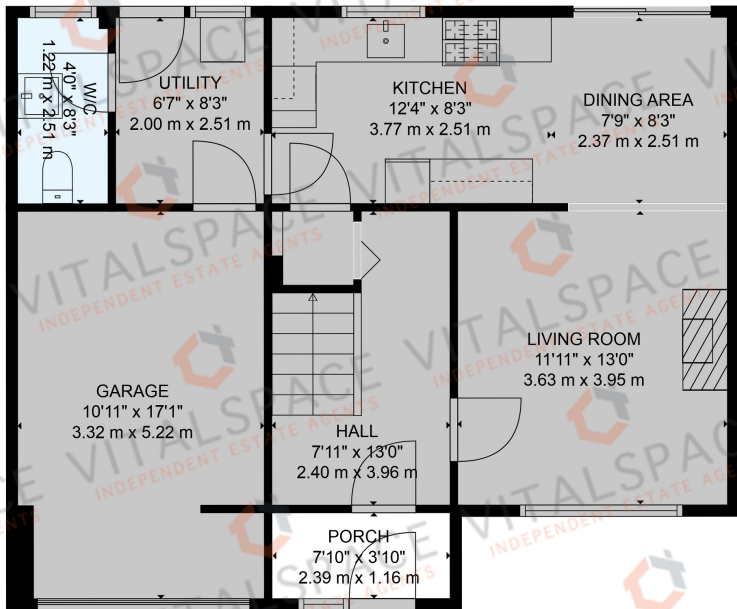


# St Georges Road, Carrington, M31 4BB

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this beautifully presented, THREE BEDROOM semi detached situated on St. Georges Road in Carrington. Overlooking a central green, the immaculately presented family home benefits from tastefully presented accommodation which comprises: porch, a welcoming entrance hallway, a spacious living room which leads into an open plan dining kitchen fitted with a comprehensive range of shaker style wall and base units with a contrasting worksurfaces. A useful utility room and downstairs WC can also be accessed from the kitchen and completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a contemporary tiled three piece bathroom with a shower over bath combination. Externally to the front there is a generously sized tarmac driveway suitable for multiple vehicles which leads up to a larger than average brick built attached garage with a roller shutter garage door. To the rear there is a mainly lawned SOUTH FACING garden with timber fenced boundaries and a large paved patio area ideal for a table and chairs during those summer months. A useful timber summer house can also be found to the rear of the garden benefiting from power and lighting, installed in 2023. The location of Carrington is equidistant to both Urmston and Sale town centres as well as offering easy access to the motorway networks, schools and amenities. Further benefits of this tastefully decorated property includes new radiators throughout installed in 2022, a recently serviced gas central heating boiler and updated gutters and downpipes installed in 2022. An internal inspection is strongly recommended as this property is sure to sell quickly. Contact VitalSpace Estate Agents on for further information.







## Features

- Three bedrooms
- Semi detached property
- Conveniently located
- Open plan dining kitchen
- Utility and downstairs WC
- Landscape gardens
- Driveway and garage
- Updated central heating
- Ideal family home
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Gutters and downpipes updated in 2022

How old is the boiler and when was it last inspected? Gas central heating - boiler serviced in 2024

When was the property last rewired? 10 years ago

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Porch and garage

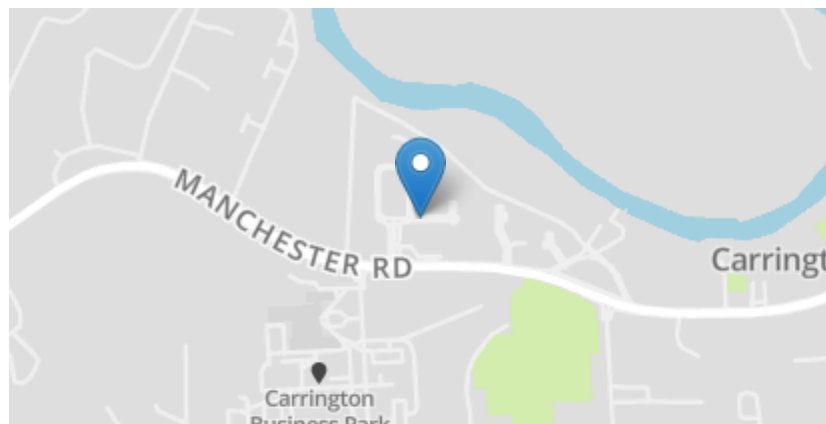
Tenure: Freehold

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



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