



**School Lane  
Carrington  
Manchester  
M31**

**Offers in Excess of £640,000**

**bettermove** 

# School Lane Manchester

Bettermove are proud to present this 5 bedroom detached house in Carrington, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with ample off road parking available for multiple vehicles.

The council tax band is C.

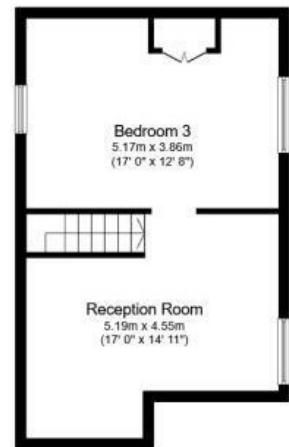
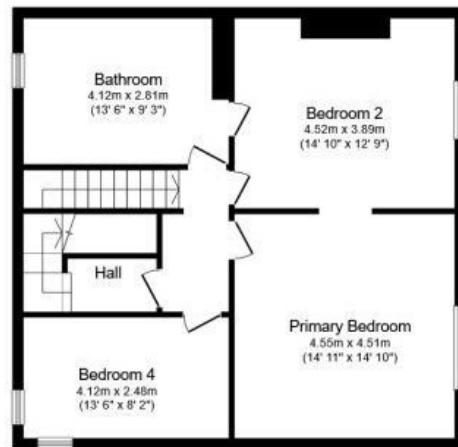
The interior of this beautifully presented property comprises an inviting foyer, spacious living room, fitted kitchen, dining area, laundry room and WC on the ground floor. Upstairs, the first floor consists of three double bedrooms, alongside a modern, four piece family bathroom, complete with a walk-in shower, the further two double bedrooms are located on the second floor. The exterior boasts an impressive 0.55 acre, south facing garden, mainly laid to lawn, perfect for enjoying the summer months.

Located in the sought-after village of Carrington, Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools, including St Michael's C of E, and Sale Grammar School.

Excellent transport links can be found from Flixton Train Station, a variety of local bus routes, and quick access to the M60, and M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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