



Ingle Nook Close  
Carrington  
M31 4RG



1 Ingle Nook Close  
Carrington  
Manchester  
M31 4RG



£345,000

\*A REALLY SPACIOUS END TOWN HOUSE PROPERTY THAT OFFERS EXCELLENT, WELL PRESENTED ACCOMMODATION THAT'S IDEAL FOR FAMILY USE\* Occupying a most convenient location within easy reach of local amenities. Large detached brick garage/ outbuildings that's ideal for a variety of uses. Driveway for off road parking also. Great accommodation for those working from home with office/study areas. Gas central heating system and double glazing. Ground floor Hall, Office/Study/Bedroom Five - Downstairs Bedroom , Utility room and Shower room/WC. First Floor: Landing, Lounge and fitted Kitchen/Dining area. Second Floor: Landing, Three bedrooms, En-suite and Family bathroom. Really must be viewed to be fully appreciated. Virtual tour available.

## TO THE GROUND FLOOR

### Entrance Hall

With an entrance door, radiator, laminate flooring and stairs leading off to the first floor rooms with a storage cupboard off.

### Office / Study / Bedroom (5)

With a radiator, double glazed window to the side and double glazed patio doors lead out to the garden.

### Downstairs Bedroom (4)

With a radiator, a double glazed window and spotlighting.

### Utility Room

With a single drainer stainless steel sink unit and a range of base and wall cupboard units. Tiled areas and space for large fridge freezer. Double glazed exit door. Wood effect flooring and a radiator.

### Downstairs Shower Room / WC

With a walk in shower, low level WC, wash hand basin, double glazed window and chrome heated towel rail. Spotlighting and underfloor heating.

## TO THE FIRST FLOOR

### Landing

With a radiator. Stairs lead off to all the first floor rooms

### Lounge

With a radiator, double glazed window and double glazed doors/ Juliette balcony, ideal for ample natural light and ventilation

### Kitchen / Dining Room

With a single drainer stainless steel sink unit and an excellent range of cupboard units and working surfaces to incorporate an oven, hob and extractor. Wood effect flooring, 3 double glazed windows to 2 elevations, tiled areas, integrated dishwasher and fridge

## TO THE SECOND FLOOR

### Second Floor Landing

With a loft access point and a radiator. Linen cupboard off

### Bedroom (1)

With a radiator and double glazed window to two elevations. Range of fitted wardrobes, Door leading to:

### En-suite

With a walk in shower, wash hand basin and low level WC. Tiled areas, radiator, double glazed window, extractor fan and mirror fitment.



### **Bedroom (2)**

With a radiator and double glazed windows to two elevations. Fitted wardrobes / storage space.

### **Bedroom (3)**

With a radiator and a double glazed window.

### **Family Bathroom**

With a three piece suite comprising of Panelled bath with shower attachment over, low level WC and wash hand basin. Tiled area, double glazed window, extractor fan and shaver point.



### **Outside**

The property occupies a corner position with garden areas to the front, side and rear, the rear being fully enclosed and offering a good degree of privacy. A driveway to the front provides an off road parking. With access from the side there is a large detached garage with power, lighting, washbasin, with an up an over door. The space offers great potential for use in a variety of ways - currently a home office, gym and games room with bar area and storage facilities off.



### **Additional Information**

The tenure of the property is Leasehold for the residue of 999 years from 23/07/2004. EPC rating C





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



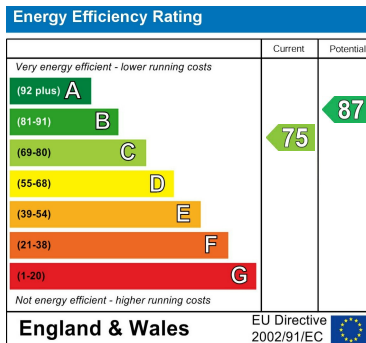
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1564.78 ft<sup>2</sup>  
145.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

**CONTACT**

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

