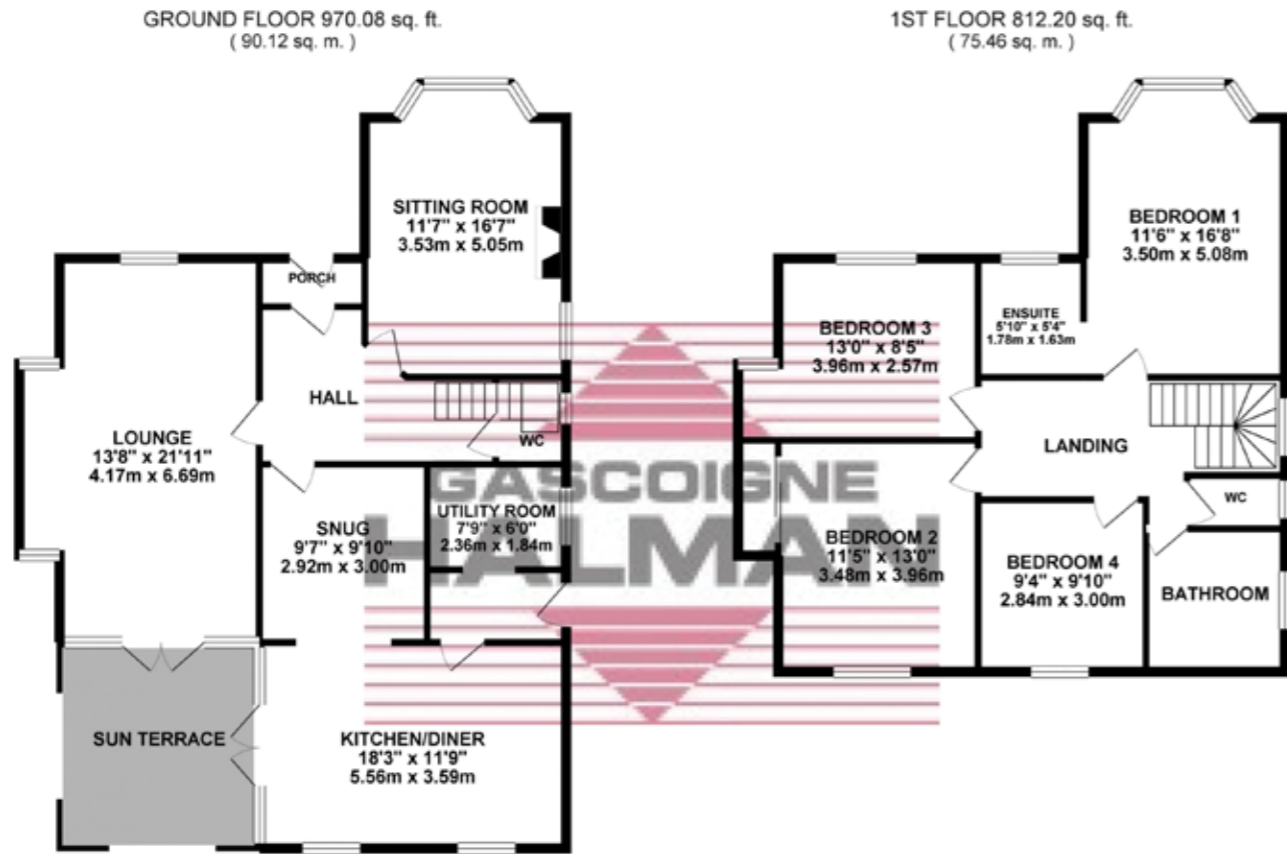


145 FRAMINGHAM ROAD
 Sale
OFFERS IN EXCESS OF
£850,000



TOTAL FLOOR AREA: 1782.28 sq. ft. (165.58 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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THE AREAS LEADING ESTATE AGENCY

Sale
 96, School Road, SALE M33 7XB
 0161 962 8700 sale@gascoignehalman.co.uk
gascoignehalman.co.uk



GASCOIGNE HALMAN

This stunning detached family home has been upgraded and updated to reveal a high specification finish throughout. A gated sweeping driveway provides ample off road parking whilst to the rear is an immaculate & substantial award winning garden. Internally there are ample reception rooms and a stylish modern kitchen diner along with four double bedrooms and a contemporary family bathroom. No Onward Chain

- Stunning Detached Family Home
- Beautiful Landscaped Award Winning Garden
- Three Stunning Spacious Reception Rooms

- High Specification Kitchen Diner with Double French Doors
- Gated Sweeping Driveway Providing Ample Parking
- Highly Desirable Location Close to Brooklands Primary School & Metrolink

OFFERS IN EXCESS OF £850,000 **145 FRAMINGHAM ROAD**

Sale



This substantial detached dwelling sits in a highly desirable location close to Brooklands Primary School & Metrolink whilst also offering convenient access to the motorway network. Two principal reception rooms offer a comfortable & stylish arrangement whilst a snug is neatly positioned and well connected with the sublime open plan kitchen dining room. A sun terrace sits adjacent to the kitchen diner. A shower room/utility area and WC complete the ground floor. To the first floor are four magnificent double bedrooms and a contemporary family bathroom with separate WC. The master bedroom includes an ensuite.

Externally the property offers a gated driveway providing ample off road parking. To the rear of the property there is an immaculate award winning garden which offers the most spectacular scenery. A detached garage reveals excellent storage and sits inconspicuously in the garden. This property offers further development potential should a buyer want for additional living accommodation. No Onward Chain

LOCATION

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.

DIRECTIONS

For SatNav Purposes: M33 3RQ

TENURE

Freehold - Subject to verification by solicitor

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band - F

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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