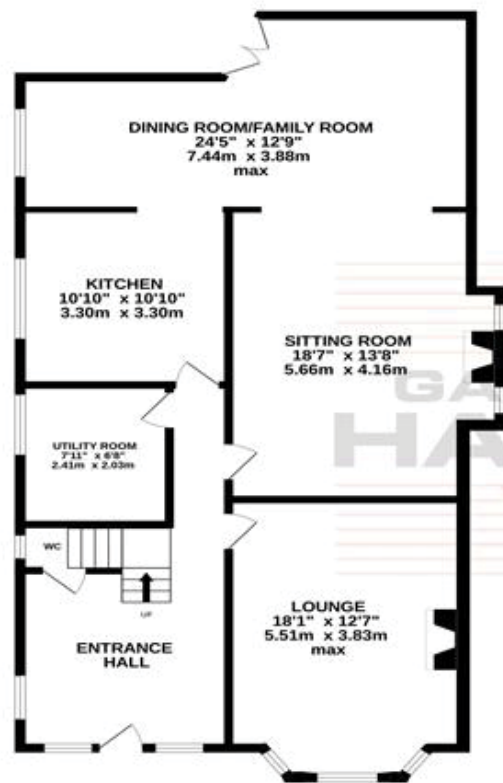


30 FRAMINGHAM ROAD

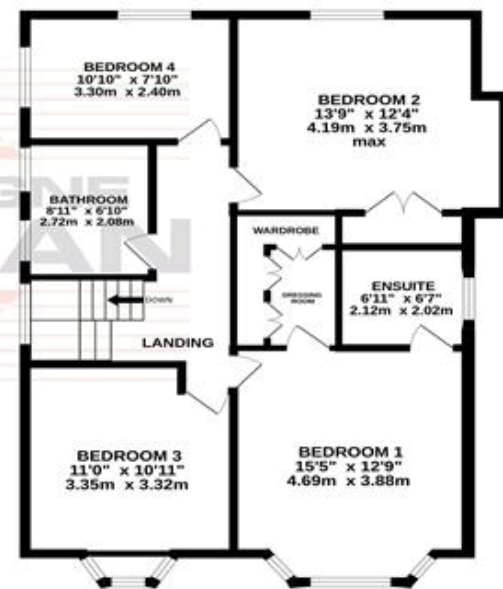
Sale

£880,000

GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.

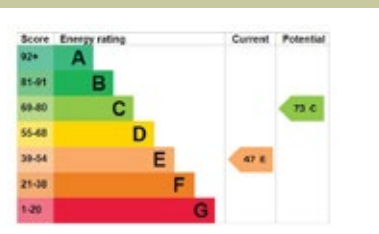


1ST FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 2002 sq.ft. (186.0 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



This rare to the market four double bedroom detached family home reveals superb family accommodation over 2000 sq/ft. Internally the property has been upgraded to the highest of standards with a tasteful & stylish finish throughout. The accommodation is within walking distance to Brooklands Metrolink and is located for some of Sale's most outstanding primary & Secondary Schools.

GASCOIGNE HALMAN

- Stunning Detached Family Residence
- Four Well Proportioned Bedrooms With Master Boasting Dressing Room & Ensuite Shower Room
- Luxury Accommodation Throughout

- Beautiful Kitchen Leading To A Superb Dining Room/ Family Room
- An Abundance of Original Features Throughout
- Close to Brooklands Primary School & Brooklands Metrolink

£880,000

30 FRAMINGHAM ROAD

Sale



DESCRIPTION

This remarkable detached family residence has been elegantly updated, forming contemporary family accommodation throughout. A spacious reception hallway with turned staircase branches out to an exemplary bay fronted lounge and a wonderful separate sitting room with feature inglenook fireplace. A shaker style kitchen opens up into a substantial dining room/ family room with vaulted ceiling and a plethora of windows offering ample natural daylight to flood in, as well as views over the well established rear garden. A separate utility room and WC complete excellent ground floor accommodation. To the first floor the landing area

leads to four glorious & well proportioned bedrooms, the master with meticulous attention to detail which also includes a fabulous en-suite shower room and dressing room. A luxury family bathroom suite is positioned off the landing area. Externally is large driveway providing ample off road parking. To the rear is a superb south west facing garden, mainly laid to lawn with paved patio area, ideal for families to enjoy.

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 3SH

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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