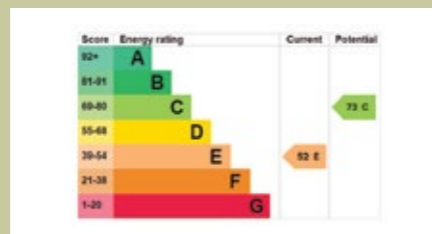
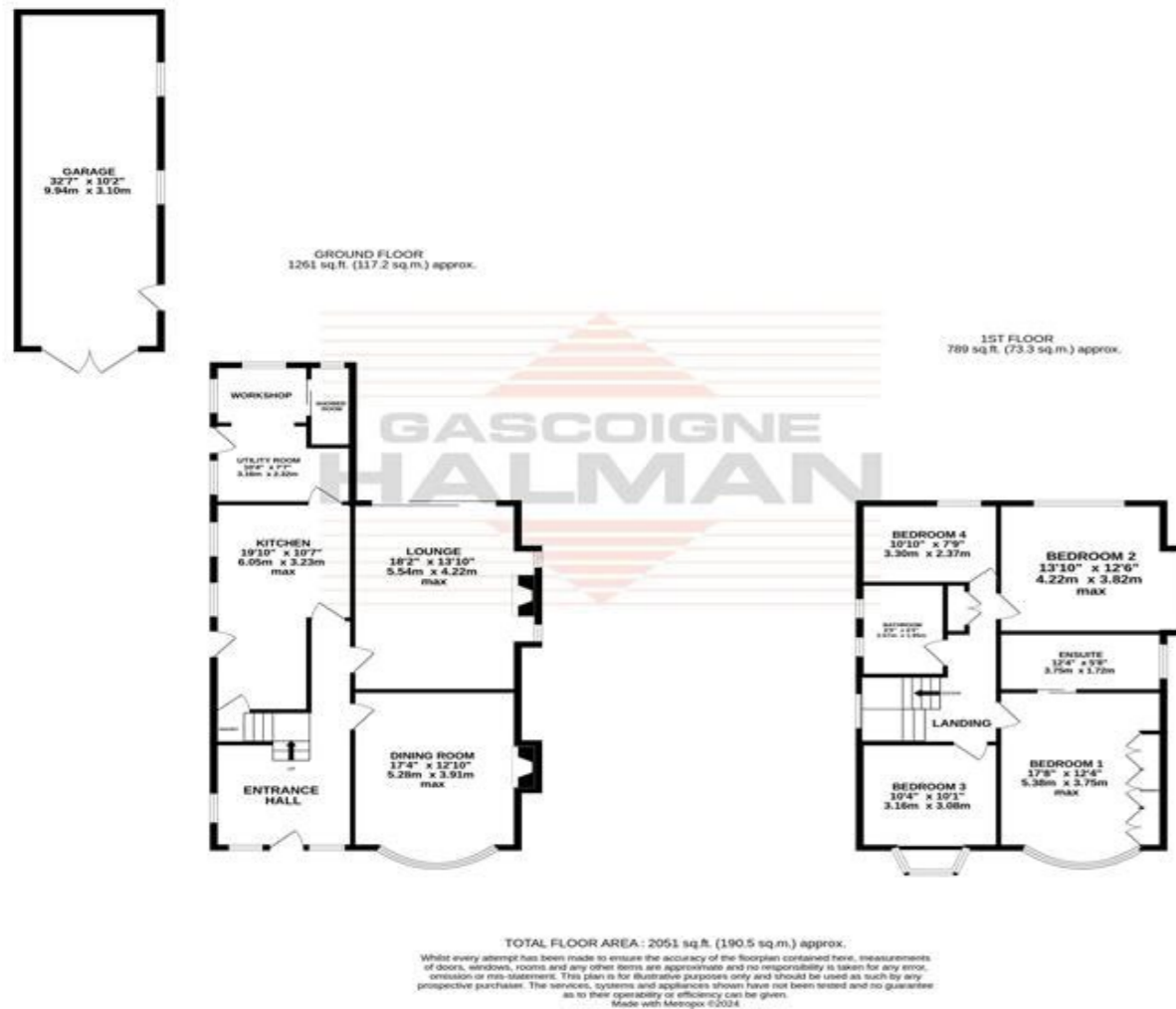


26 FRAMINGHAM ROAD

Sale

£800,000



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Situated on the highly desirable 'Framingham Road' this four double bedroom traditional bay fronted detached residence, with private established rear garden, offers wonderful spacious family accommodation with ample noticeable original features throughout. Whilst requiring a degree of updating, this stunning property is ideal for those who are looking to create their own family home. No Chain.



- Traditional Bay Fronted Detached Residence
- Four Double Bedrooms, Family Bathroom & Large Master Ensuite
- Walking Distance to Brooklands Metrolink & Brooklands Primary School

- Ample Off Road Parking To The Front & Side Plus Large Detached Garage
- Beautiful Original Features Throughout
- No Chain

£800,000

26 FRAMINGHAM ROAD

Sale



Whilst requiring a degree of modernisation, this striking property offers well proportioned reception rooms, along with four double bedrooms making this ideal for someone looking for their next family home. The property reveals an entrance hallway, with original feature stained glass windows, and branches off to a bay fronted dining, also with original paneling and cornice. A large separate lounge is complimented by a fitted kitchen with pantry. The property also features a seperate utility room, workshop and shower room. To the first floor a spacious landing leads to four double bedrooms and a three piece family bathroom. The master bedroom also boasts a large four piece ensuite.

The property is certain to be of interest to those who are in search for convenient access to some of Traffords outstanding primary and secondary schools & metrolinks. Finally there is an established private garden to the rear along with a driveway providing ample off road parking which leads to a large detached garage.

Agents Note: Please note we hold a structural adequacy certificate on file, available upon request, regarding underpinning that was carried out in 1986.

#### 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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