



TOTAL FLOOR AREA: 1821 sq.ft. (169.2 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

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GASCOIGNE HALMAN

This exceptional extended double-fronted family residence, offering nearly 2000 sqft of living space, is situated in a highly sought-after area near some of Traffords outstanding Primary & Secondary schools, including Brooklands Primary School. Set back from Framingham Road, the property features a generous driveway and a private, well-established southwest facing rear garden.

- Beautiful Extended Semi Detached Boasting Five Well Proportioned Bedrooms
- Ample Family Accommodation Approaching 2000 sq/ft
- Private South West Facing Rear Garden

- Zoned for Excellent Primary & Secondary Schools & Transport Links
- Three Piece Family Bathroom & Stylish En-suite to Master Bedroom
- Large Block Paved Driveway Providing Off Road Parking

£825,000

FRAMINGHAM ROAD

Sale



DESCRIPTION

This beautifully presented residence is situated in one of the most sought-after areas of Sale, making it highly attractive to a range of discerning buyers. Inside, the property showcases numerous original features, with a generous hallway that leads to a variety of reception rooms. The ground floor offers substantial living space, including a spacious living room, a sitting room with feature bay window, a playroom/home office, and a family room that features an open-plan layout connecting to a modern fitted kitchen. Additionally, a WC is conveniently located on this level.

On the first floor, there are five well-sized bedrooms, several of which are equipped with fitted wardrobes. The master bedroom boasts a stylish en-suite bathroom, while a main family bathroom is accessible from the landing. Outside, a large driveway ensures ample parking, and the rear of the property features a private southwest facing garden with both patio and lawned areas; ideal for entertaining.

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 3RG

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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