



**GASCOIGNE
HALMAN**

Framingham Road, Sale
£930,000.00

THE AREA'S LEADING ESTATE AGENCY



Set on the revered 'Framingham Road', a comprehensively enhanced and intelligently remodelled bay-fronted semi-detached residence, of circa 2400 sqft set over three floors, with a striking open plan living/ dining kitchen, five spacious bedrooms, whilst boasting an extensive rear garden over 100ft in length, within easy reach of Sale, key schools including Brooklands Primary, and transport links including Brooklands metrolink.

Property details

- Extensively Enhanced & Intelligently Remodelled Bay-Fronted Semi-Detached
- Sought-After Location Close To Brooklands Primary School & Sale Grammar School
- Striking Open Plan Living/ Dining Kitchen With Feature Island
- Five Well Sized Bedrooms And Two Modern Bath/ Shower Rooms
- Boasting A Substantial Secluded Rear Garden With Detached Tandem Garage
- Revealing A Wealth Of Meticulous Improvements Over Recent Years



About this property

Having been substantially extended, meticulously enhanced and impressively renovated, a handsome bay-fronted semi-detached home offering extensive accommodation over three floors, with substantial rear garden, and occupying a prime position close to Sale, sought-after schools and key transport links.

The impressive accommodation begins with a useful storm porch, leading to a welcoming entrance hallway complete with beautiful stained glass original entrance door and a useful W/C, to the right is a well sized bay-fronted living room, with the vast and extensively remodelled main hub of the home directly ahead; the open plan living/ dining kitchen. Measuring almost 30ft in length and providing an enviable welcoming space ideal for family life, with a stylish refitted kitchen enjoying a range of base and wall units, a large feature island, contrasting oak work surfaces, inglenook style dual windows, brick-effect tiled splashbacks and a traditional feature Belfast-style sink. Striking sliding doors span the width of the house along with a large atrium style skylight allowing ample natural light to flood the room into the versatile open plan living and dining areas. There is also underfloor heating across the entire ground floor operated with four separately controlled zones. A useful utility room with access outside completes the ground floor accommodation.

To the first floor, via the spacious landing, are four well proportioned bedrooms, two with custom fitted wardrobes, and an attractive four piece family bathroom.

There is also a further bedroom to the second floor, which is accessed via a staircase and reveals a contemporary ensuite shower room.

Thomas Sanderson fitted shutters to three front facing rooms which have been custom made to fit.

Externally to the rear is an enchanting and substantial garden, being mainly laid to lawn, with mature borders and fenced boundaries, offering exciting scope to further develop is desired, benefiting from a detached tandem garage. To the front is pleasant part-walled block-paved driveway extending to the side providing ample off-road parking.













DIRECTIONS

M33 3RL

COUNCIL TAX BAND

F

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

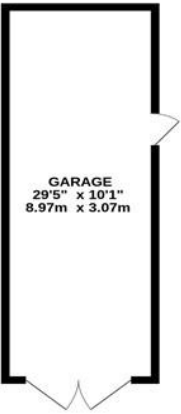
SOURCES OF FLOODING

Ask Agent

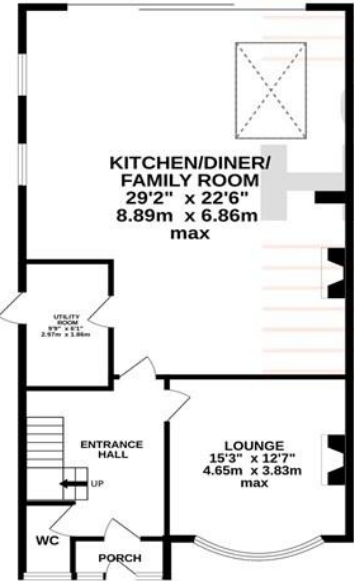
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

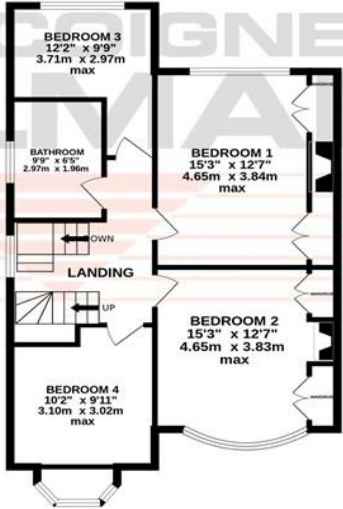
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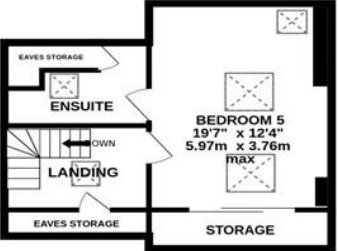
GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



2ND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 2386 sq.ft. (221.7 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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