

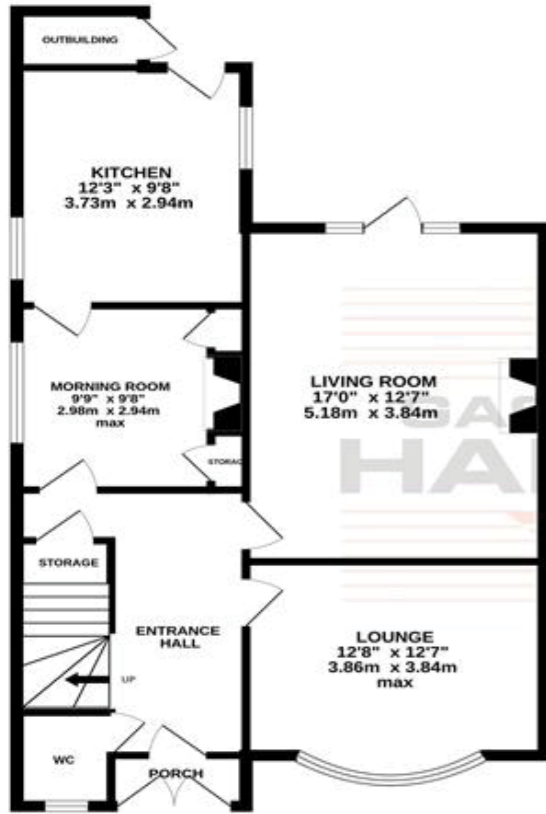
111 FRAMINGHAM ROAD

Sale

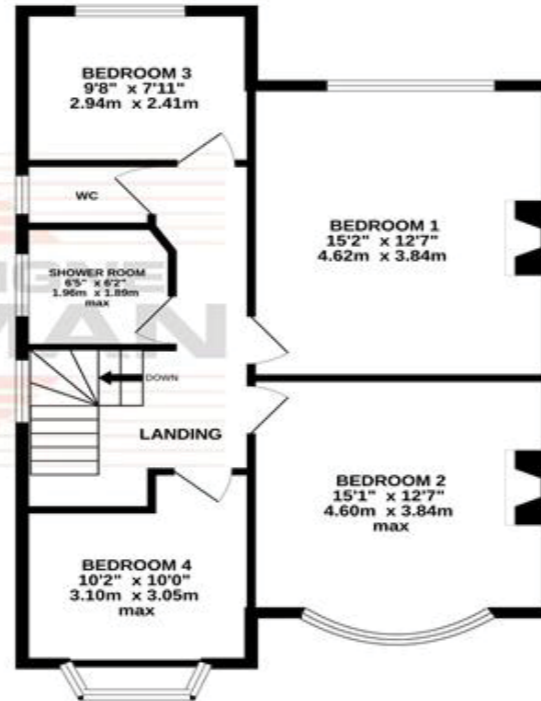
£735,000



GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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 traditional bay fronted semi detached residence is positioned in a highly desirable location close to Brooklands Primary School, making this ideal for someone looking for their next family home. The property reveals a plethora of original features along with a three spacious reception rooms, beautiful rear garden and ample off road parking and must be viewed to be appreciated.

- Wonderful Period Semi Detached Residence
- Four Generous Bedrooms, Shower Room & WC
- Desirable Location Close To Brooklands Primary School

- Three Bright & Spacious Reception Rooms
- Ample Off Road Parking & Detached Garage
- Large & Well Established Rear Garden

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DESCRIPTION

Situated on the highly desirable 'Framingham Road', this wonderful bay fronted semi detached residence is set in a highly desirable location close to Brooklands Primary School as well as Brooklands Metrolink. Offering well proportioned accommodation throughout; the property reveals an inviting entrance hallway, with useful WC, a lounge with feature bay window and living room with access out onto the rear garden. A separate morning room leads to a kitchen overlooking a fantastic established garden completes the ground floor accommodation. To the first floor are four extensive bedrooms along with shower room and separate WC.

Externally, a driveway provides ample off road parking to the front and double iron gates lead to a single detached garage. To the rear is a large, well established rear garden measuring approx 30 metres.

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 3RL

TENURE

Freehold with Rentcharge - 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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