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# 59 Framingham Road, Sale, Cheshire, M33 3RH

Impressive four double bedroom semi-detached family home located on a very desirable road in Sale within catchment area for Brooklands Primary School, short walk to Brooklands Metrolink and all of the amenities Sale has to offer! Set on a generous size plot with spacious driveway to the front and extensive gardens to the rear, this property is bound to appeal to a range of families keen to upsize. The property briefly comprises; entrance hallway, spacious lounge, modern kitchen with open plan dining and living areas, utility room, downstairs WC, four double bedrooms, modern family bathroom and accessible loft space. Complete with detached garage and workshop.

Freehold. EPC Rating E. Council Tax Band E.

## £850,000

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Ground Floor

##### Entrance Hall

9'6" x 12'9"

Accessed via solid wooden door with decorative, leaded windows. Wood flooring, radiator, ceiling light point and picture rail.

##### Lounge

14'9" x 15'5" (into bay)

Spacious bay fronted reception room with marble fireplace with wooden surround creating a focal point to the room, carpeted flooring, ceiling light point, wall light points, ceiling coving and radiator.

##### Living Area

13'1" x 19'0" (into bay)

Opening out to the kitchen/dining area, this reception room is a perfect family/sitting room and ideal for entertaining. Benefitting from folding doors leading out to the garden and inset log burner. Herringbone Karndean flooring, vertical modern radiator, wall mounted radiator, picture rail and recessed ceiling spotlighting.

##### Kitchen Dining Area

22'11" x 10'9"

Fantastic open plan kitchen/dining room opening from the living area. The kitchen is fitted with modern base units and island with breakfast bar, fitted with quartz worksurfaces.

Incorporating integrated: dishwasher, eye level double oven, microwave, gas hob and extractor hood above. Inset, double stainless steel sink with Quooker tap. Space for double fridge freezer. Picture windows to the rear overlooking the garden and the side bay.

Recessed ceiling spotlighting and two ceiling light points, vertical modern radiator and a continuation of the herringbone Karndean flooring.

Boiler located within fitted kitchen cabinet.

##### Utility Room

7'6" x 4'11"

Useful addition to the property, the utility room is fitted with units at base and wall level, sink with mixer tap and space/plumbing for washing machine and tumble dryer. Access to the downstairs WC.

##### WC

2'11" x 4'11"

Low level WC, ceiling light point, radiator and window to the side aspect.

#### First Floor

##### Master Bedroom

14'9" x 15'5" (into bay)

Impressive, bay fronted master bedroom with UPVC windows, carpeted flooring, ceiling light point and radiator.

### Bedroom Two

13'5" x 15'1" (into bay)

Double bedroom with bay window overlooking the gardens to the rear, carpeted flooring, ceiling light point, radiator and access to fitted store cupboard.

### Bedroom Three

13'1" x 10'9"

Double bedroom with window overlooking the garden to the rear, carpeted flooring, ceiling light point and radiator.

### Bedroom Four

9'6" x 11'1"

Another double bedroom with window to the front aspect with secondary glazing, carpeted flooring, ceiling light point, radiator and access to built in cupboard.

### Bathroom

9'10" x 7'10"

Modern four piece suite comprising: low level WC, bath with mixer tap, wall mounted wash basin and thermostatic mains shower with glazed shower screen. Tiled flooring, tiled walls, chrome towel radiator, recessed ceiling spotlighting and two obscured window to the side aspect.

### Loft Space

15'7" x 13'1" (incl. restrictive headheight)

Accessed via steps from the landing. With carpeted flooring and skylight window.

### Externally

To the front of the property there is a block paved driveway for multiple cars with gates to the side of the property leading to the detached garage and garden.

There is a substantial garden to the rear which is made up of various areas including: block paved patio, lawned area, small pond, sleepers for bedding plants. Complete with further large lawned area to the back of the garden.

### Garage

10'2" x 16'8"

Double doors opening to the driveway, with ceiling strip lighting and power points.

### Workshop/Office

9'4" x 15'5"

Situated at the rear of the garage with windows to the side and rear aspect overlooking the garden.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	48
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



GROUND FLOOR  
1225 sq.ft. (112.5 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 2275 sq.ft. (211.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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