



133 Framingham Road, Sale, M33 3RQ

Offers Over £800,000

www.jordanfishwick.co.uk





Jordan Fishwick

- Four Double Bedrooms
- Modern Kitchen & Bathroom
- Downstairs Shower Room/Utility
- Brooklands Primary School Catchment
- EPC Rating E
- Detached Family Home
- Open Plan Downstairs Living
- Extensive Rear Garden
- Freehold
- Council Tax Band E

Immaculately presented, four double bedroom detached family home located on a very desirable road in Sale within catchment area for Brooklands Primary School, close to Metrolink and all of the amenities Sale has to offer! Set on a generous size plot with driveway and garden 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 sitting area, utility/shower room, garage storage, four double bedrooms, family bathroom and separate WC. Key features to note include: underfloor heating, modern gas fireplace to the lounge, high spec Magnet kitchen, electric garage roller door and Vaillant combination boiler.

Call to view!

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Hallway	
Lounge	21'3" x 13'11" (6.5 x 4.26)
Kitchen/Dining Room	28'9" x 9'0" (8.77 x 2.76)
Conservatory	13'1" x 13'1" (4 x 4)
Shower/Utility Room	8'7" x 7'11" (2.64 x 2.42)
Integral Garage	8'9" x 8'7" (2.67 x 2.64)
First Floor	
Master Bedroom	15'7" x 11'5" (4.75 x 3.5)
Bedroom Two	12'1" x 11'5" (3.7 x 3.5)
Bedroom Three	10'9" x 7'10" (3.3 x 2.4)
Bedroom Four	14'5" x 10'5" (widest points) (4.4 x 3.2 (widest points))
Bathroom	5'9" x 8'2" (1.76 x 2.5)



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*Why take a risk?
Sell Smarter*



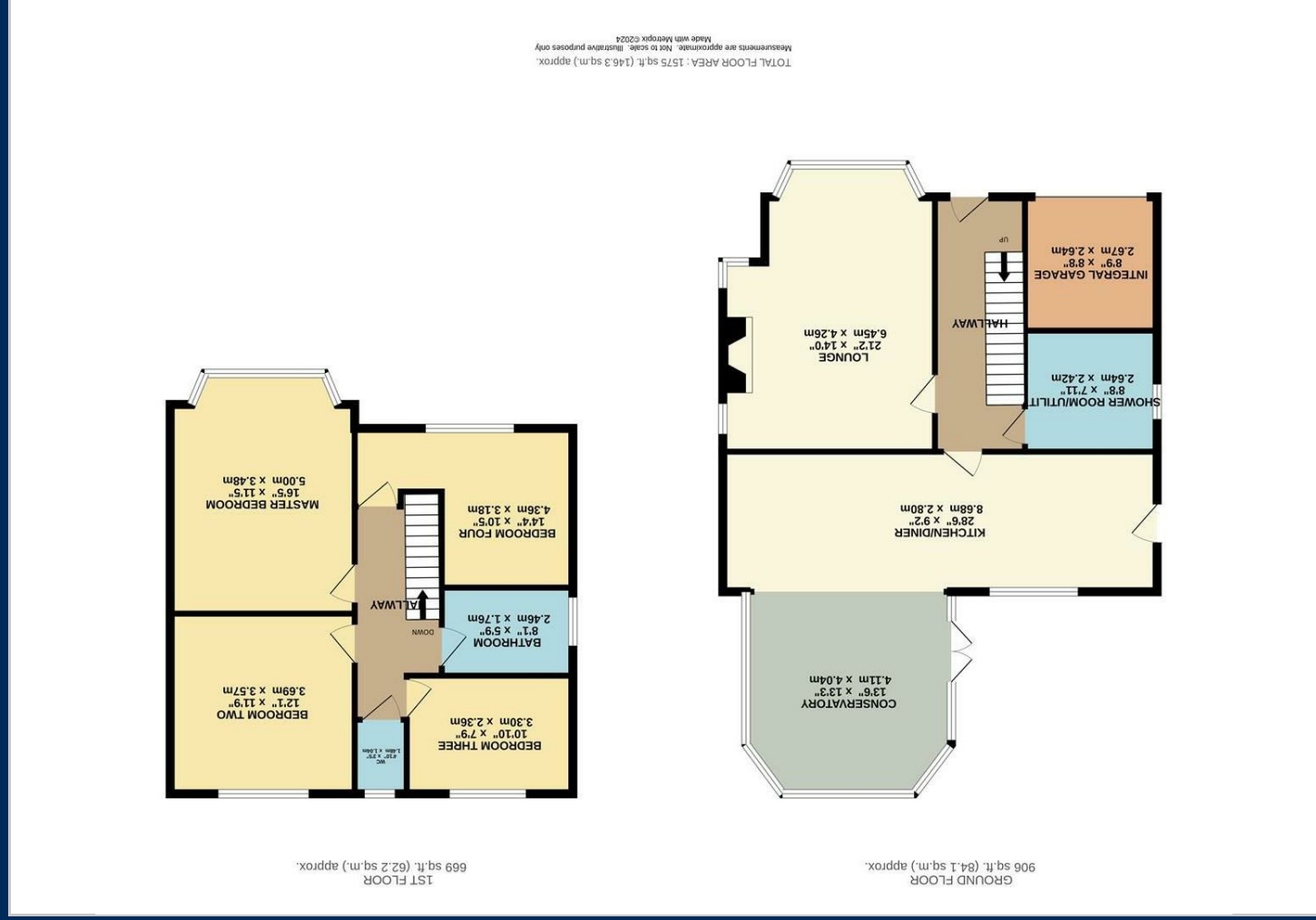
WC
Externally

3'3" x 4'9" (1 x 1.45)



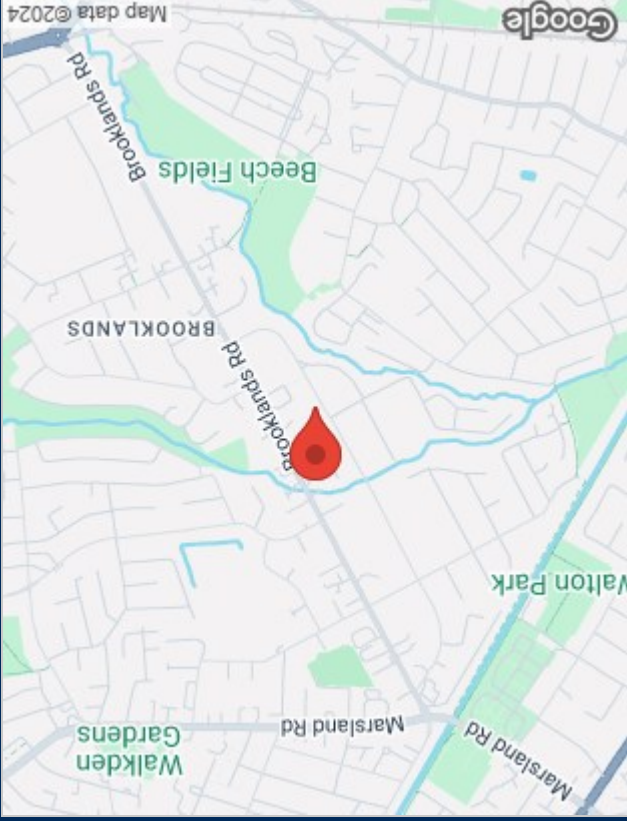


Floor Plans

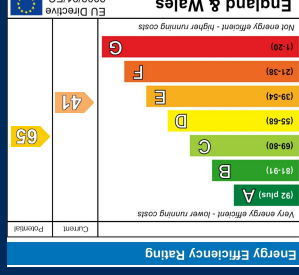


Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in good working order. Purchasers should satisfy themselves as to a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good