



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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92 Framingham Road

Sale, M33 3RN



£775,000

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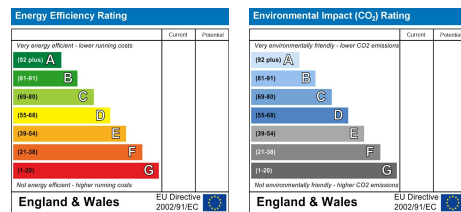


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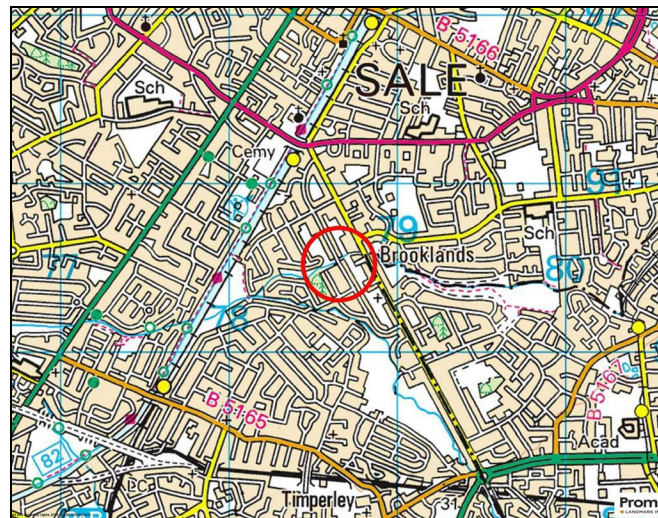
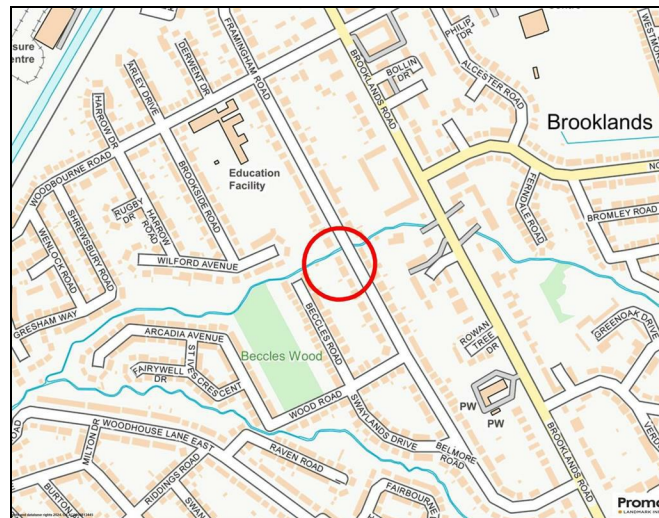


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From our Watersons Sale Office, proceed onto School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 then turn left onto Washway Rd/A56. Turn left onto Marsland Rd/A6144 then right onto Brooklands Rd. Turn right onto Framingham Rd and destination will be on the right.



Overview

A SUPERBLY PROPORTIONED AND BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME WITH FANTASTIC SOUTH WEST FACING GARDEN, DESIRABLY LOCATED CLOSE TO EXCELLENT SCHOOLS AND THE METROLINK. 1594SQFT

Porch. Hall. WC. Lounge. Dining Room. Morning Room. Breakfast Kitchen. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Car Port. Detached Garage. Fantastic Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A most attractive, double height, bay fronted Semi Detached family home located on this enormously desirable road, within walking distance of Brooklands Primary School, Brooklands Metrolink and within easy reach of Sale Grammar School.

The property offers well proportioned, immaculately presented and extended family accommodation arranged over Two Floors, extending to approximately 1600 square feet enjoying beautifully proportioned rooms throughout and good specification Kitchen and Bathroom fittings, yet at the same time offering potential to extend further, including a potential Loft Conversion, subject to any necessary consents.

These particular properties on Framingham Road feature superbly sized South West facing Gardens and this property is no exception, making it an ideal family home.

The property is approached through an Entrance Porch to a spacious Hall with wood flooring that continues throughout the Ground Floor.

Doors lead through to a delightful Lounge with fireplace feature and French doors and windows onto the garden and the Dining Room which has a bay window to the front also has a fireplace feature.

A Morning Room with Ground Floor WC off leads through to the Breakfast Kitchen with garden aspect and access and fitted with a range of traditional shaker style units with integrated oven, hob with extractor fan over, dishwasher and a built in breakfast bar.

Off the First Floor Landing are Four excellent Double Bedrooms served by Two well appointed Bath/Shower Rooms.

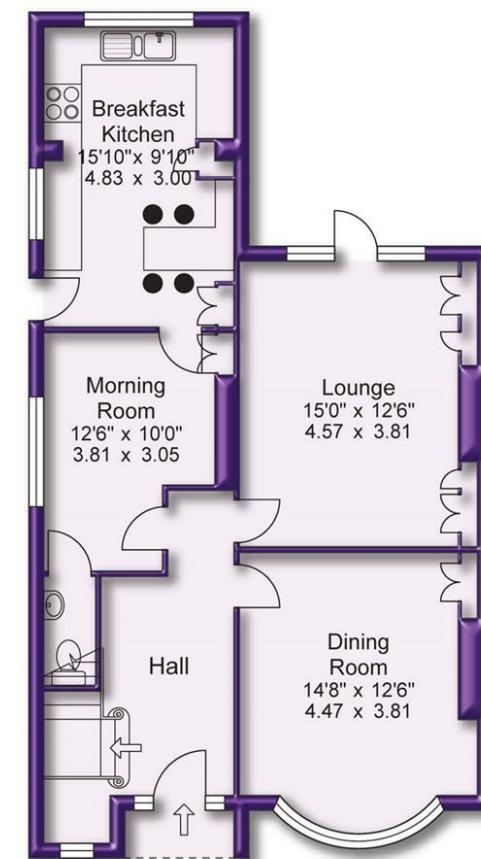
Externally, the property is approached via a Driveway providing off street Parking leading down the side of the property through a covered Car Port to the Detached Garage.

There is a paved patio area returning across the back of the house. Beyond, the Garden is laid to a large expanse of lawn, enclosed within timber fencing with a backdrop of mature trees within the boundaries of this and neighboring properties providing an attractive outlook.

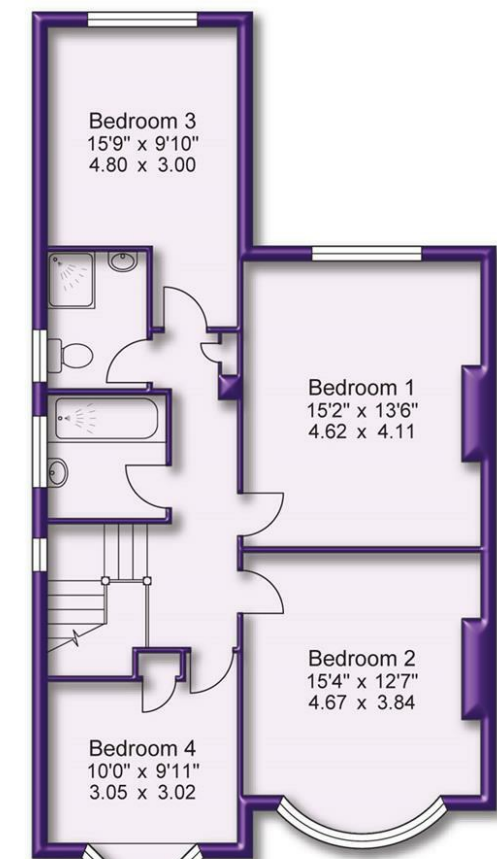
An excellent family home in a truly first class location.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 1594 Sq. Feet
= 148.0 Sq. Metres



Ground Floor



First Floor