



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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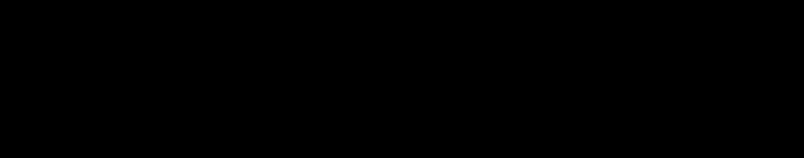
128 Framingham Road  
Sale, M33 3RG



£725,000

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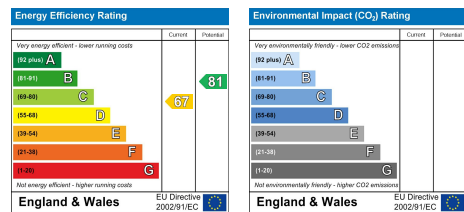


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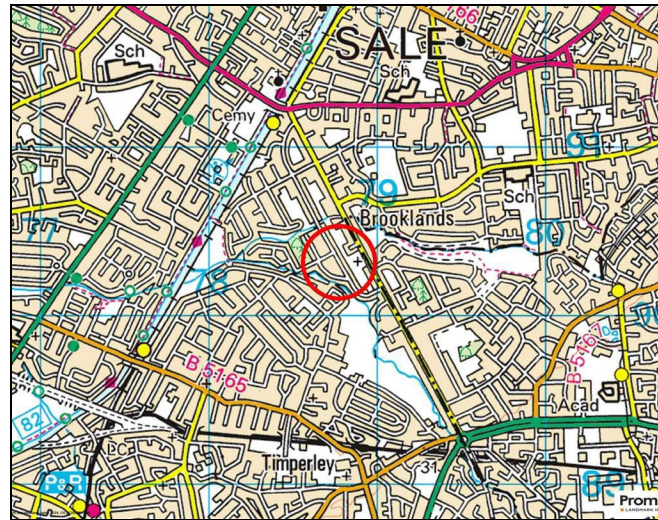


## energy efficiency

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



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



# overview

A FABULOUS, EXTENDED AND UPGRADED, LARGER THAN AVERAGE FOUR BEDROOMED SEMI DETACHED LOCATED ON ONE OF SALES MOST DESIRABLE ROADS. LARGE CONVERTED LOFT BEDROOM. SUPERB ESTABLISHED PRIVATE REAR GARDEN.

Porch. Hall. WC/Utility. Lounge. Dining room which is open plan to the Kitchen. Four Double Bedrooms over the upper two floors. Stylish Bathroom. Large Detached Garage. Wonderful gardens.

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# in detail

An impressive, comprehensively extended and upgraded, Four Double Bedroomed Semi Detached with fabulous accommodation over three floors including a superb loft conversion.

The property enjoys a beautiful, landscaped Garden Plot, wider than average, and with plenty of parking plus a large Detached Garage.

Framingham Road is always one of Sale's most desirable roads, ideal for several of the sought after Schools including Sale Grammar and Brooklands Primary as well as being within an easy reach of the Metrolink at Brooklands.

This wonderful Family Home has the ideal balance of modern and traditional touches which includes an insulated rendered finish to the exterior with Anthracite grey Contemporary front door matching the windows. Internally there are some lovely original features including coved ceilings, picture rails and fireplaces.

Externally, the property has extensive driveway parking to the front, along with lots of space at the side which then leads to the Garage.

The gardens are a lovely feature of this property, being of an excellent size, and being well stocked with well-established shrubs around the large area of lawn making it feel incredibly private. At the back of the garden are some shaped raised beds along with a further patio area.

An internal viewing will reveal:

**Ground Floor.** Entrance Porch. Having an oversized composite front door with opaque glazed windows above and to one side. Tiled floor. Step up to an opaque glazed inner door through to the Entrance Hallway.

From the Entrance Hall there are doors opening to the Lounge, Kitchen, Dining Room, Utility Room and useful understairs storage cupboard. Part panelled walls. Spindle staircase rises to the First Floor.

**Lounge.** An excellent sized Reception Room having a uPVC bay window to the front elevation. Attractive inset MORSO wood burning fire. Coved ceiling. Picture rail surround.

**Utility Room/WC.** Having a fitted base unit with worktop over and inset ceramic sink unit with mixer tap. Built in storage cupboard. Space and plumbing suitable for a washing machine. Low level WC. Opaque uPVC double glazed window to the side elevation. Wall mounted Worcester gas central combi boiler.

**Dining Room.** Another well proportioned reception room having a set of sliding patio doors opening out onto the Rear Garden. Coved ceiling. Open to the Kitchen.

**Kitchen.** A good sized Kitchen fitted with an extensive range of contemporary gloss finish base style of units with chrome handles and worktops over with inset one and a half bowl sink unit with mixer tap. Built in stainless steel fronted Siemens electric oven with four ring gas hob and stainless steel glass extractor hood over. Ample space for a range of free standing appliances. uPVC double glazed windows to both sides and the rear which provides views over the Garden. Glazed composite door opens to the side.

**First Floor Landing.** Having a uPVC double glazed window to the front elevation. Useful built in storage cupboards either side of the window. Picture rail surround. Doors then provide access to Three Bedrooms and Bathroom. A further door and staircase rises to the Second Floor.

**Bedroom One.** An excellent sized double bedroom having a uPVC double glazed window to the rear elevation providing fabulous views over the Rear Garden. Attractive art deco fire surround to the chimney breast. Coved ceiling. Picture rail surround.

**Bedroom Two.** Another good size double room having a uPVC double glazed window to the front elevation. Contemporary built in wardrobes and shelving to one wall plus additional useful desk area. Coved ceiling. Picture

rail surround.

**Bedroom Three.** Another lovely double room having a uPVC double glazed window to the side elevation plus a uPVC double glazed window to the rear elevation providing views over the Garden. Useful built in wardrobe cupboards. Picture rail surround.

**Bathroom.** Fitted with a contemporary white suite with chrome fittings comprising of deep panelled bath with wall mounted chrome mixer taps and fitted glass shower screen. Wall hung wash hand basin. Enclosed system WC. Bidet. Two uPVC double glazed windows to the side elevation. Part tiled walls. Wall mounted heated towel rail radiator.

**Second Floor.** Converted Loft Room Bedroom Four. A fabulous large double bedroom having two skylight Velux windows to the rear elevation with additional skylight Velux window to the side. Several built in storage cupboards and book shelving.

Always a very desirable place to live!

