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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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£750,000

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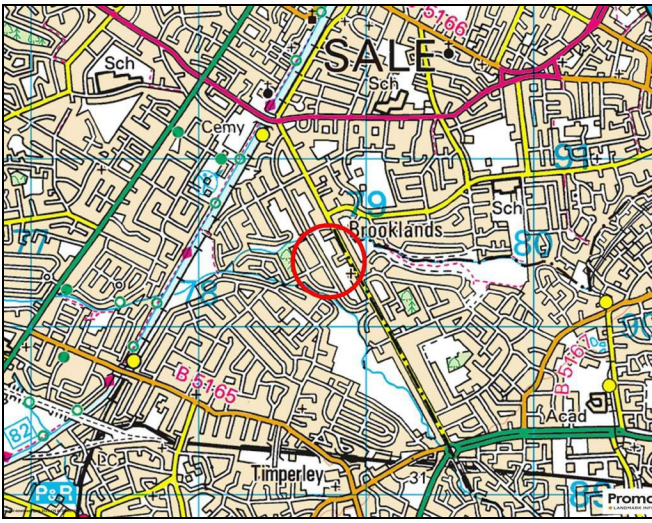
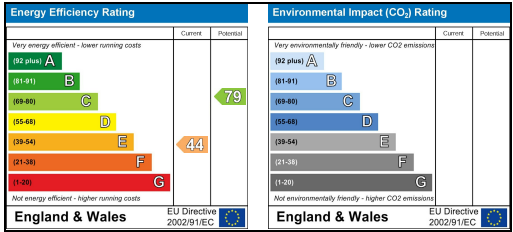
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energy efficiency

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



overview

A FABULOUS OPPORTUNITY TO PURCHASE THIS IMPRESSIVE FOUR BEDROOMED SEMI DETACHED FAMILY HOME WHICH ENJOYS AN AMAZING 0.2 ACRE WIDER THAN AVERAGE PLOT. REAR GARDEN OVER 125FT IN LENGTH. PERFECT FOR SCHOOLS AND THE METROLINK. GENERAL MODERNISATION REQUIRED, FULL PLANNING PERMISSION APPROVED.

Porch. Hall. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Bathroom. Large Utility/Store. 30' Garage. Fantastic established private Gardens.

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 fabulous opportunity to purchase this impressive four bedroomed semi detached which enjoys a stunning established 0.2 acre mature garden plot.

The property is in need of some general updating making it perfect for a buyer wanting to create an amazing home, full planning permission has been approved for a two storey rear and side extension - reference 115506/HHA/25

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.

The mature gardens are clearly a big feature of the property, the rear extending to over 120ft in length, and this particular plot is much wider than all of the other similar houses on the road.

In addition to the accommodation there is ample parking and a 30' Garage!

An internal viewing will reveal:

Entrance Porch. Having an opaque uPVC double glazed front door with original decorative tiled base floor with step up to an original leaded and stained glass door with matching leaded and stained windows flanking both sides and above to the Entrance Hall.

Entrance Hall. A fabulous entrance into the property certainly setting the spacious theme that is evident throughout. A spindled staircase rising the First Floor. Doors then provide access to the Lounge, Dining Room and Breakfast Kitchen. Opaque window to the front elevation. Picture rail surround.

Dining Room. A well proportioned reception room with an angled double glazed bay window to the front elevation. Coved ceiling.

Lounge. Another excellent sized reception room with a window and door to the rear elevation overlooking the Gardens. Coved ceiling.

Breakfast Kitchen. Fitted with a range of base units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Original build in pantry cupboard. Ample space for a range of free standing appliances. Useful breakfast bar area. Door opens to a useful understairs storage cupboard and a uPVC double glazed door opens to a covered Utility Area which then links in with the Garage. Window to the rear elevation providing views over the large rear Garden with two further windows to the side. Picture rail surround.

Utility storage room. A large covered space in between the house and the garage. Having a fitted worktop with space and plumbing suitable for a washing machine and dryer. Wall hung wash hand basin. Doors then open to a useful storage cupboard. WC. A further door opens to the Garage.

Garage. Having an electric operated door to the front. A large 30ft long garage with two uPVC double glazed windows.

First Floor Landing. Having an opaque window to the half landing. Doors then open to the Four Bedrooms, Bathroom and Separate WC with a further smaller door opening to a useful storage cupboard. Picture rail surround.

Bedroom One. An impressive large double room having a window to the rear elevation providing views over the large rear Garden. Picture rail surround.

Bedroom Two. Another good sized double room having a uPVC double glazed bay window to the front elevation. Picture rail surround.

Bedroom Three. having a uPVC double glazed window to the rear elevation providing views over the large rear Garden. Picture rail surround.

Bedroom Four. Still a good sized room having a deep sill angled bay window to the front elevation. Picture rail surround.

Bathroom. Fitted with a suite comprising of panelled bath with electric shower over. Wash hand basin. Wall mounted polished heated chrome towel rail radiator. Opaque window to the side elevation.

Separate WC. Fitted with a low level WC. Opaque window to the side elevation.

Externally there is a deep frontage with ample parking which leads to the Garage. To the rear is an amazing large established garden, having large areas of lawn surrounded by mature shrubs and trees making it feel incredibly private.

Always a very desirable place to live!

