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INDEPENDENT ESTATE AGENTS  
 PROPERTY SALES AND RENTALS



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# 31 Framingham Road

Sale, M33 3ST



£850,000

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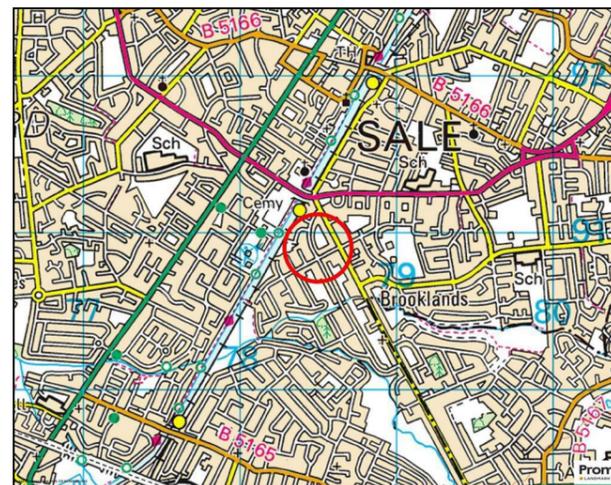
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## energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



# Overview

**\*\*OFFERED WITH NO CHAIN\*\*** A MAGNIFICENT LARGE FIVE BEDROOMED LATE EDWARDIAN SEMI DETACHED PROPERTY WHICH ENJOYS AN IMPRESSIVE 0.164 ACRE GARDEN PLOT. AMAZING OVER 130FT ESTABLISHED REAR GARDEN. SITUATED ON A DESIRABLE ROAD PERFECT FOR BROOKLANDS PRIMARY/SALE GRAMMAR AND THE METROLINK. GENERAL UPDATING IS REQUIRED.

Porch. Beautiful Hallway. WC. Lounge. Sitting Room. Breakfast Kitchen. Utility. Useful Cellars. Five Bedrooms. Shower Room. Large Det Garage. Amazing Gardens!

CONTACT SALE 0161 973 6688



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 magnificent Five Bedroomed late Edwardian Semi Detached which enjoys a stunning established 0.164 acre mature garden plot and over 2500 sqft of accommodation.

These houses don't come for sale very often, they are full of character with some beautiful features such as fireplaces, stained and leaded glass and tall coved ceilings.

Although a perfectly well -kept family home, the property is now in need of some general modernisation and offers an amazing opportunity for a buyer to make it their own.

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 property enjoys a stunning plot, the rear extending to over 130ft in length, having large areas of lawn, established borders, mature trees and shrubs making it feel very private.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Attractive, black and white tiled base. Step-up to an original, oversized panelled door with stained and leaded glass.

Entrance Hall. A stunning, large Entrance into the property – certainly setting the spacious theme that is evident throughout. Stained and leaded window to the front elevation, plus a further circular, stained and leaded window to the front. Parquet wood flooring. Beautiful period fireplace feature. Plate rail surround. Decorative beams. Spindled staircase rises to the First Floor. Doors then provide access to the Lounge, Sitting Room, Inner Hallway, Ground Floor WC and Cellars.

Ground Floor WC fitted with a low-level WC. Vanity sink unit. Leaded and stained glass window to the side elevation. Tiled floor. Wall-mounted, Worcester gas central heating boiler.

Sitting Room. A superb, large Reception Room, having a wide-angled, uPVC double glazed bay window to the front elevation. Coved ceiling. Picture rail surround. Fireplace feature to one wall.

Lounge. Another excellent-sized Reception Room, having a uPVC double glazed, angled bay window to the rear elevation providing fabulous views over the large rear Garden. Part of the bay window has a door opening directly into the Gardens. Fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Inner Hallway, having an opening into the Kitchen and an opening into the Utility Room.

Utility Room, having fitted base unit with stainless steel, twin drainer sink unit. Space and plumbing suitable for a washing machine. uPVC double glazed window to the side elevation. uPVC double glazed door opens to outside. Original built-in pantry cupboards.

Breakfast Kitchen. A good-sized Kitchen with space for a Breakfast table. The Kitchen itself is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in oven and hob. Ample space for additional freestanding appliances. uPVC double glazed, square bay window to the rear elevation providing fantastic views over the large rear Garden. Tiled floor.

Cellars. There are a number of useful cellars ideal for storage and has a door with steps leading to the gardens.

First Floor Landing, having a beautiful, large uPVC double glazed window to the side elevation with stained and leaded glass. Spindled balustrade to the return of the staircase opening. Doors then provide access to Four of the Bedrooms, Shower Room and a further door providing access to the staircase rising to the Second Floor. Two built-in linen cupboards.

Bedroom One. A magnificent, large Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation. Shower and vanity sink unit. Picture rail surround.

Bedroom Two. Another excellent Double Bedroom, having a leaded, uPVC double glazed, angled bay window to the rear elevation providing fabulous views over the large rear Garden. Picture rail surround. Tiled fireplace feature. Door open to useful wardrobe cupboard.

Bedroom Three, having a uPVC double glazed, square bay window to the rear elevation providing fantastic views over the large rear Garden. Picture rail surround. Vanity sink unit.

Bedroom Four. Still a good-sized Bedroom, having a deep-sill, angled uPVC double glazed bay window to the front elevation. Tiled fireplace feature. Picture rail surround.

The Shower Room has recently been refitted with a contemporary suite, comprising of large, walk-in shower enclosure with thermostatic shower, WC and vanity sink unit. Wall-mounted, heated, polished chrome towel rail radiator. Two, uPVC double glazed windows to the side elevation with leaded and stained glass. Part-tiled walls. Inset spotlights to the ceiling.

Second Floor Landing, having doors through to Bedroom Five. Skylight window. A further door opening to a Store Room/Study.

Bedroom Five. Another good-sized Double Bedroom, having a window to the side elevation.

Store Room/Study. Having a skylight window.

Outside the property has a deep frontage with established gardens and block paved driveway, this continues down the side leading to the Detached Garage and gardens.

The gardens are a big feature of the property, extending to over 130ft in length! There is a substantial lawn with well stocked shaped borders surrounding. Heated greenhouse.

An amazing family home!

