



**GASCOIGNE
HALMAN**

119 FRAMINGHAM ROAD, SALE

THE AREAS LEADING ESTATE AGENT



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Set on the revered 'Framingham Road', a comprehensively enhanced and intelligently remodelled bay-fronted semi-detached residence, of circa 2400 sqft set over three floors, with a striking open plan living/ dining kitchen, five spacious bedrooms, whilst boasting an extensive rear garden over 100ft in length, within easy reach of Sale, key schools including Brooklands Primary, and transport links including Brooklands metrolink.

Having been substantially extended, meticulously enhanced and impressively renovated, a handsome bay-fronted semi-detached home offering extensive accommodation over three floors, with substantial rear garden, and occupying a prime position close to Sale, sought-after schools and key transport links.





OVERVIEW

Extensively Enhanced & Remodelled
Bay-Fronted Semi-Detached

Close To Brooklands Primary School &
Sale Grammar School

Striking Open Plan Living/Dining
Kitchen With Feature Island

Five Well Sized Bedrooms And Two
Modern Bath/ Shower Rooms

Boasting A Substantial Secluded Rear
Garden

Detached Tandem Garage

Revealing A Wealth Of Improvements
Over Recent Years



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The impressive accommodation begins with a useful storm porch, leading to a welcoming entrance hallway complete with beautiful stained glass original entrance door and a useful W/C, to the right is a well sized bay-fronted living room, with the vast and extensively remodelled main hub of the home directly ahead; the open plan living/ dining kitchen. Measuring almost 30ft in length and providing an enviable welcoming space ideal for family life, with a stylish refitted kitchen enjoying a range of base and wall units, a large feature island, contrasting oak work surfaces, inglenook style dual windows, brick-effect tiled splashbacks and a traditional feature Belfast-style sink. Striking sliding doors span the width of the house along with a large atrium style skylight allowing ample natural light to flood the room into the versatile open plan living and dining areas. There is also underfloor heating across the entire ground floor operated with four separately controlled zones. A useful utility room with access outside completes the ground floor accommodation.

To the first floor, via the spacious landing, are four well proportioned bedrooms, two with custom fitted wardrobes, and an attractive four piece family bathroom.

There is also a further bedroom to the second floor, which is accessed via a staircase and reveals a contemporary ensuite shower room.

Thomas Sanderson fitted shutters to three front facing rooms which have been custom made to fit.

Externally to the rear is an enchanting and substantial garden, being mainly laid to lawn, with mature borders and fenced boundaries, offering exciting scope to further develop is desired, benefiting from a detached tandem garage. To the front is pleasant part-walled







block-paved driveway extending to the side providing ample off-road parking.

LOCATION

For SatNav purposes: M33 3RL

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.



SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections

TENURE

Freehold - Subject to verification by Solicitor.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band F



POSSESSION

Vacant possession upon completion.

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.



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