



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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145 Framingham Road
Sale, M33 3RQ



£799,950

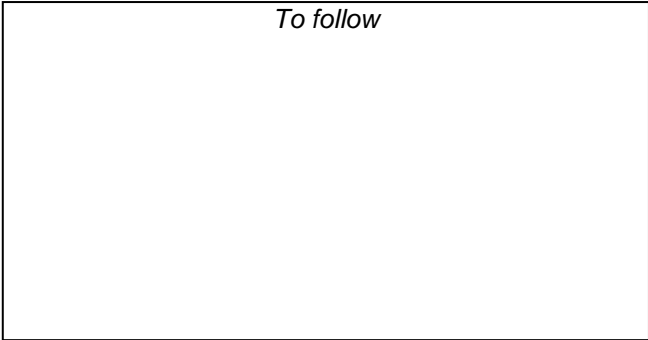
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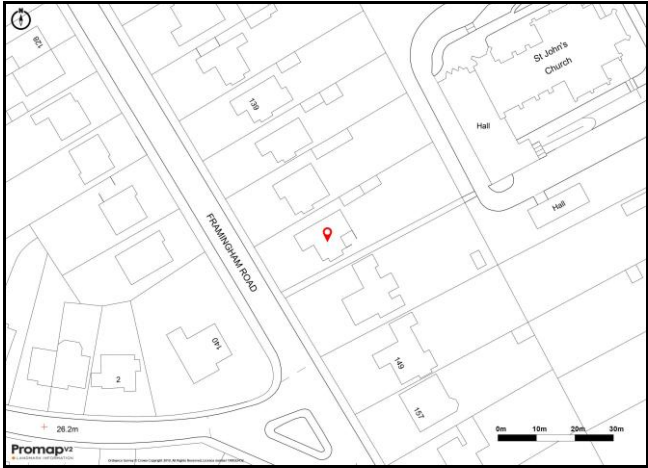
energy efficiency

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



location

From our Watersons Sale Office Continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights turn left onto Washway Road and continue along. At the next set of traffic lights turn left onto Marsland Road and continue along until you reach the lights with the Brookland Metrolink Station on your right hand side. Turn right onto Brooklands Road and after a short distance turn right onto Framingham Road. The property will be found on the left hand side.



overview

A BEAUTIFUL, MUCH EXTENDED AND IMPROVED, FOUR BEDROOMED DETACHED WHICH ENJOYS A SIMPLY STUNNING LARGE 0.161 ACRE LANDSCAPED GARDEN PLOT. ONE OF SALES MOST POPULAR ROADS IDEAL FOR BROOKLANDS SCHOOL.

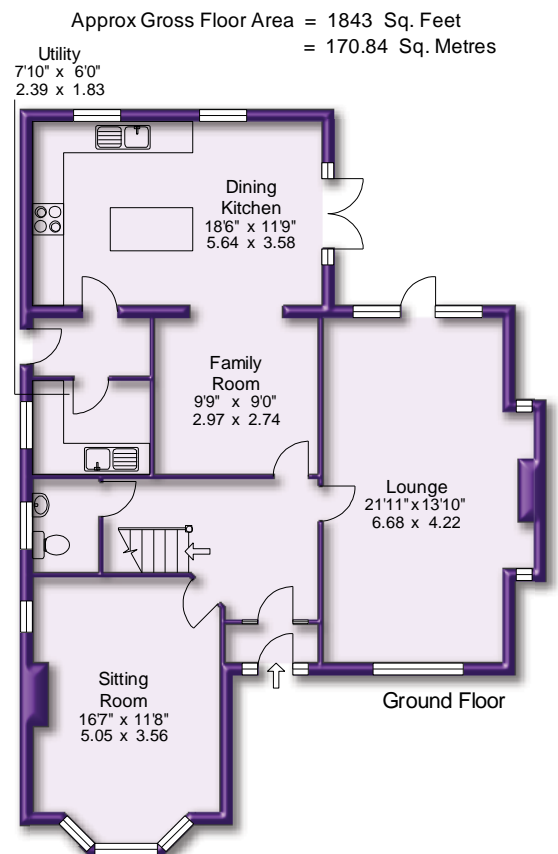
Porch. Hall. WC. Three Reception Rooms. Stylish Dining Kitchen. Utility. Four Bedrooms. Two Bath/ Shower - one En Suite. Ample Parking. Garage. Incredible Gardens!



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.

For further information or to arrange a viewing of this property please do not hesitate to contact our Sale Office on **0161 973 6688** or via **sale@watersons.net**

in detail



A beautiful, much extended and improved, Four Bedroomed Detached which enjoys a stunning, large, landscaped Garden Plot.

Framingham Road has always been ones of Sales most desirable roads and is perfect for several of the Local Schools including Brooklands Primary.

The property enjoys a fabulous approx 0.161 acre Garden Plot which has been carefully landscaped to create a wonderful space to enjoy.

Internally the property has a stylish interior with extensive redecoration, contemporary, re-fitted 'Keller' Kitchen and replacement, hardwood, double glazed windows with some beautiful stained glass.

In addition to the Accommodation there is ample Driveway Parking on a gated Driveway, Garage and of the course the amazing Garden.

An internal viewing will reveal:

The Accommodation

Entrance Porch having a leaded, Hardwood double glazed front door with windows flanking both sides and above. Tiled floor. Step-up to an original, leaded and stained panelled door with matching leaded and stained windows flanking both sides.

A lovely Entrance into the property - certainly setting the spacious theme that is evident throughout. Spindled staircase

rises to the First Floor. Picture rail surround. Doors then provide access to the Lounge, Sitting Room, Family Room and Ground Floor WC.

Ground Floor WC fitted with a low-level WC, vanity sink unit. Opaque, leaded, hardwood double glazed window to the side elevation.

Lounge. A wonderful, large Reception Room having a wide inglenook fireplace feature with leaded and stained glass windows to two elevations. Attractive, modern fireplace feature with living flame, coal-effect gas fire. Leaded, double glazed window to the front elevation. There is then a multi-paned door with original, leaded and stained glass windows opening to the rear Garden. Picture rail surround.

Sitting Room. Another lovely Reception Room having a leaded, Hardwood double glazed, angled bay window to the front elevation. Additional, leaded and stained glass window to the side elevation. Stylish, contemporary fireplace feature to the chimney breast with living flame, coal-effect gas fire. Picture rail surround.

Family Room having a large opening into the Dining Kitchen. Inset spotlights to the ceiling.

An excellent-sized Dining Kitchen with plenty of space for a dining table. The Kitchen itself has been re-fitted with a stylish German Kitchen by 'Keller

Kitchens of Sale' and includes an extensive range of high-gloss, handleless fronted base and eye level units with Quartz worktops over including a central island unit which doubles-up as a Breakfast Bar. Inset one-and-a-half bowl sink unit. Built-in 'Neff' double oven. Four ring induction hob. Two, leaded, Hardwood double glazed windows to the rear elevation providing views over the Garden. Inset spotlights to the ceiling. Door through to the rear Hallway. Hardwood double glazed French doors open onto the decked patio at the side.

Rear Hallway having door through to the Utility Room. Opaque, hardwood, double glazed door opens to the side.

Utility Room fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Ample space suitable for a washing machine and tumble dryer. Leaded, hardwood, double glazed window to the side elevation. Floor standing gas central heating boiler.

First Floor Landing having a beautiful, leaded and stained glass window to the Half Landing. Doors then provide access to the Four Bedrooms and Family Bathroom plus Separate WC. Loft access point. Picture rail surround.

Bedroom One. A wonderful, large Double Bedroom having a wide-angled, leaded, hardwood, double glazed window to the fronted elevation with stained glass

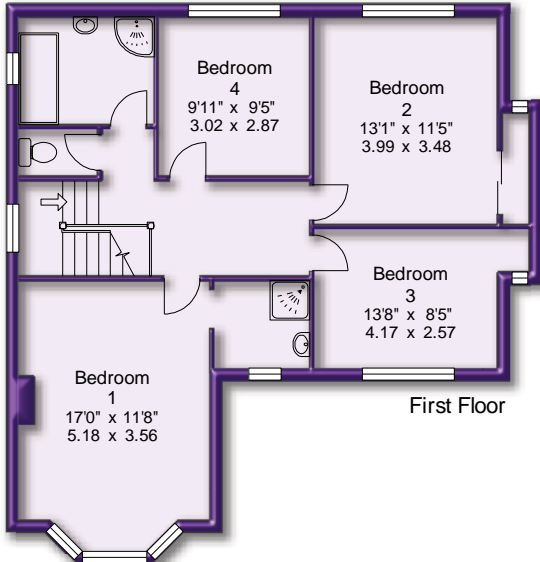
window lights. Picture rail surround. Opening into the En Suite Shower Room.

The En Suite Shower Room is fitted with a suite comprising of: enclosed shower cubicle with thermostatic shower, pedestal wash hand basin. Opaque, leaded and stained glass window to the front elevation. Tiled floor. Part-tiled walls. Wall-mounted, heated towel rail.

Bedroom Two. Another good-sized Double Bedroom having a leaded, hardwood, double glazed window to the rear elevation which provides lovely views over the rear Garden. Built-in wardrobe cupboards with sliding doors. Picture rail surround.

Bedroom Three having a leaded, hardwood, double glazed window to the front elevation with stained glass window lights. Picture rail surround. Additional leaded and stained window to the front elevation.

Bedroom Four having a leaded, hardwood, double glazed window to the rear elevation providing lovely



views over the Garden. Picture rail surround.

The Bathroom is fitted with a modern white suite with chrome fittings comprising of: tiled, panelled enamelled bath with chrome mixer tap and shower attachment, separate, enclosed shower cubicle with thermostatic shower, pedestal wash hand basin. Tiled walls. Inset spotlights to the ceiling. wall-mounted, heated towel rail. Opaque, leaded, hardwood, double glazed window to the side elevation.

Separate WC fitted with a low-level WC. Tiled walls. Leaded, opaque, hardwood, double glazed window to the side elevation. Inset spotlights to the ceiling.

Outside

Outside to the front, the property is approached via wrought iron gates onto a large, stone paved Driveway with adjacent landscaped Garden.

To the rear, the property enjoys a wonderful landscaped Garden which

has been carefully designed by the current vendors. There is a decked and paved Patio leading onto the main large area of lawn which is literally surrounded by extensively stocked borders. There are further Patio Sitting Areas throughout the Garden - one being perfectly placed next to a lovely Garden Pond and water feature with small bridge over. Towards the back of the Garden is a further hidden Garden Area surrounded by lots of mature trees and shrubs which make the Garden feel extremely Private.

A wonderful Family Home with a stunning Garden!

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