



133 Framingham Road, Sale, Cheshire, M33 3RQ

Immaculately presented, four double bedroom detached family home located on a very desirable road in Sale within catchment area for Brooklands Primary School, close to Metrolink and all of the amenities Sale has to offer! Set on a generous size plot with driveway and garden to the front and extensive gardens to the rear, this property is bound to appeal to a range of families keen to upsize. The property briefly comprises; entrance hallway, spacious lounge, modern kitchen with open plan dining and sitting area, utility/shower room, garage storage, four double bedrooms, family bathroom and separate WC. Key features to note include: underfloor heating, modern gas fireplace to the lounge, high spec Magnet kitchen, electric garage roller door and Vaillant combination boiler. Call to view!

£800,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Hallway

Welcoming entrance hall with tiled flooring with underfloor heating, staircase to the first floor and door to access the shower/utility room, lounge and kitchen/diner.

Lounge

21'3" x 13'11"

Wonderfully spacious bay fronted reception room with modern gas fireplace (installed end of 2021) creating a focal point to the room, fitted media cupboards with lighting, UPVC windows, carpeted flooring, radiator and ceiling light point.

Kitchen/Dining Room

28'9" x 9'0"

Fantastic open plan kitchen diner. Fitted with a Magnet white gloss, handle-less kitchen with a range of wall and base level units many incorporating upgraded fittings with ergonomic design. Quartz worksurfaces over and integrated appliances include; eye level electric oven, microwave, induction hob with extraction hood, dishwasher, washing machine and space for double door fridge freezer. This room also benefits from further built in cupboards at the dining area side of the room and tiled flooring with underfloor heating. Ceiling light

points, UPVC window overlooking the garden to the rear, external side door. Opening into conservatory/sitting room.

Conservatory

13'1" x 13'1"

Great additional living space currently used as a sitting room with windows to three sides and glazed roof. Double doors to the garden, continuation of the tiled flooring with underfloor heating as well as an air conditioning unit.

Shower/Utility Room

8'7" x 7'11"

Recently fitted shower room conveniently doubling up as a utility room, with: waterfall power shower, large vanity sink unit with two drawers, large backlit vanity mirror, wall hung WC with bidet function, underfloor heating and electrically heated towel radiator. Space and plumbing for washing machine and tumble dryer. Fully tiled walls and flooring. Obscured UPVC window to the side aspect and ceiling light point. Wall mounted Vaillant boiler.

Integral Garage

8'9" x 8'7"

Electric roller door to the driveway and ceiling light point.

First Floor

Master Bedroom

15'7" x 11'5"

Bay fronted double bedroom with UPVC windows to the front aspect, laminate flooring, ceiling light point and radiator.

Bedroom Two

12'1" x 11'5"

Double bedroom with UPVC window to the rear aspect, laminate flooring, ceiling light point and radiator.

Bedroom Three

10'9" x 7'10"

Third bedroom with UPVC window overlooking the garden, laminate flooring, radiator and ceiling light point.

Bedroom Four

14'5" x 10'5" (widest points)

Great size fourth bedroom with space for a double bed, UPVC window to the front aspect, carpeted flooring, radiator and ceiling light point.

Bathroom

5'9" x 8'2"

Modern bathroom fitted with: pedestal wash basin, tiled bath with mixer tap and shower hose attachment and quadrant shower cubicle. Fully tiled walls and flooring with underfloor heating. Chrome towel radiator, ceiling spotlighting and obscured UPVC window to the side aspect.

WC

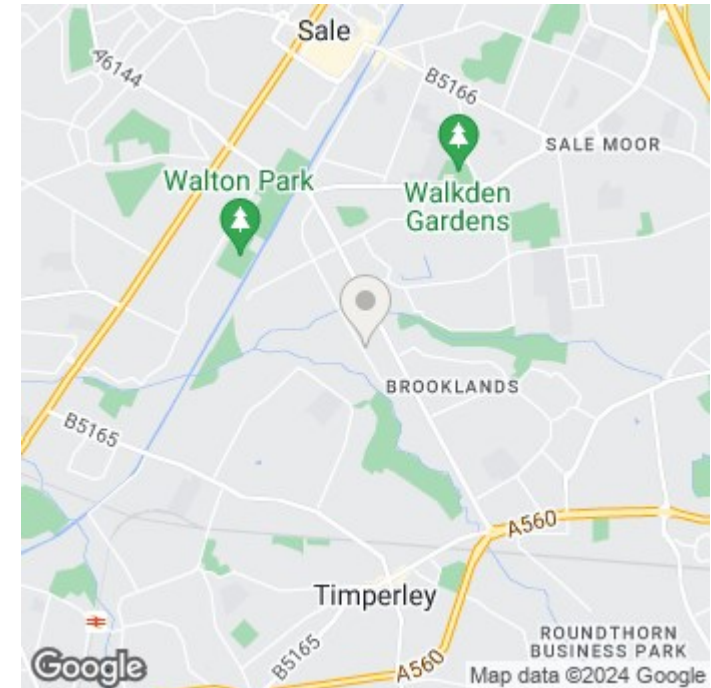
3'3" x 4'9"

Fitted with low level bidet WC and wash hand basin. Fully tiled walls and flooring, ceiling light point and obscured UPVC window to the rear aspect.

Externally

To the front of the property is a block paved driveway providing off road parking with the rest laid to lawn with shrubbery and hedged borders.

The garden to the rear is mainly laid to lawn with mature borders and patio seating area.

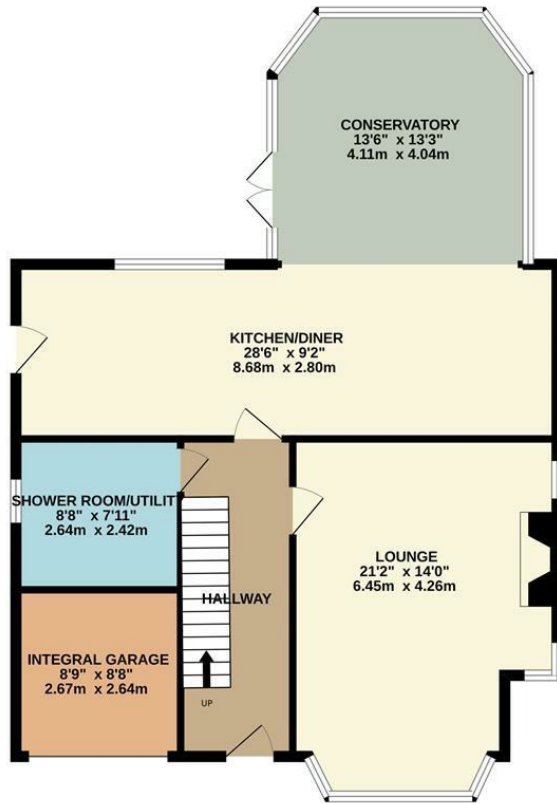


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
906 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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