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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 25 Framingham Road

Sale, M33 3ST



£875,000

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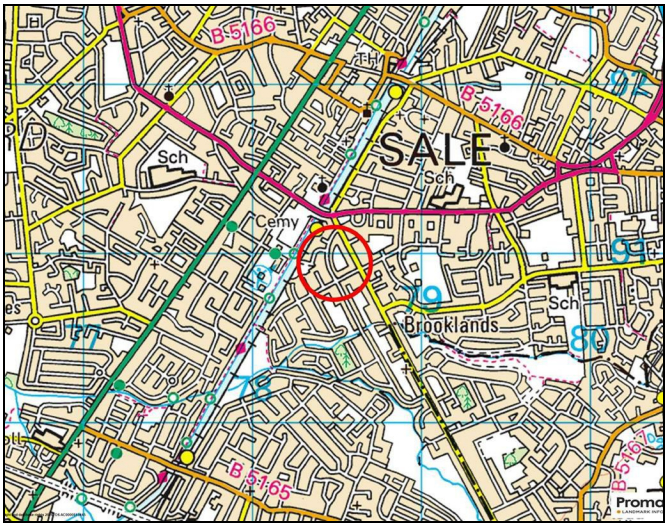
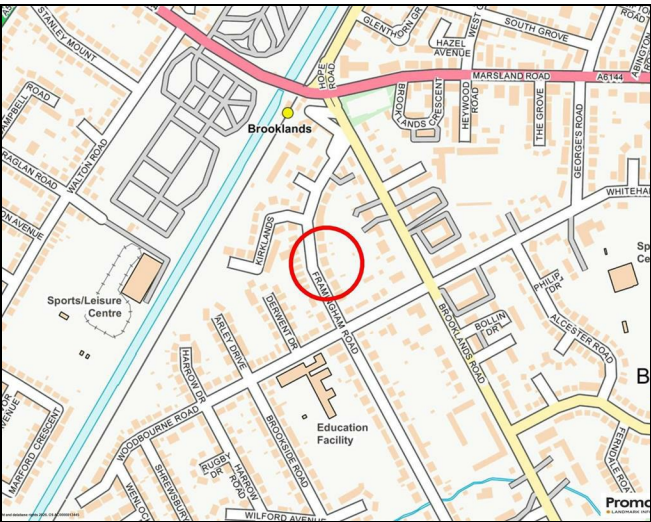
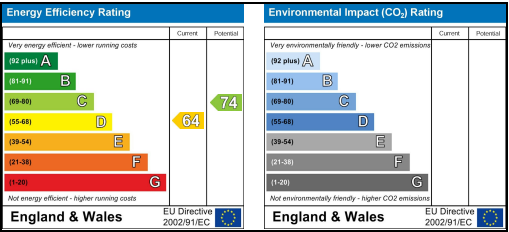
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# energy efficiency

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



# overview

**\*\*NO CHAIN\*\*** A MAGNIFICENT LARGE FIVE BEDROOMED LATE EDWARDIAN SEMI DETACHED PROPERTY WHICH ENJOYS AN IMPRESSIVE 0.128 ACRE GARDEN PLOT. AMAZING OVER 130FT ESTABLISHED REAR GARDEN. SITUATED ON A DESIRABLE ROAD PERFECT FOR BROOKLANDS PRIMARY/SALE GRAMMAR AND THE METROLINK. OVER 2600 SQFT.

Porch. Impressive Hallway. WC. Lounge. Dining Room. Breakfast Kitchen. Useful Cellars. Five Bedrooms. Bathroom. Shower Room. Study Room. Large Det Garage. Gorgeous 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 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 0.128 acre mature garden plot and over 2600 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.

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 glazed panelled front door. Original, black and white tiled floor. Step-up to an oversized, glazed panelled door through to the Entrance Hallway.

Entrance Hall. A magnificent, large Entrance into the property, having two original, leaded and stained glass windows to the front elevation. Fireplace feature. Plate rail surround. Panelled doors the provide access to the Lounge, Dining Room, Side Hallway and Ground Floor WC. Spindle staircase rises to the First Floor.

Ground Floor WC, fitted with a low-level WC and wall-hung wash hand basin.

Dining Room. A wonderful, large Reception Room, having a leaded, hardwood double glazed window to the front elevation. Coved ceiling. Decorative feature mouldings.

Lounge. Another excellent-sized Reception Room, having a hardwood, square bay window to the front elevation with encapsulated stained and leaded glass with adjacent door which opens out to the rear Garden. Picture rail surround. Beams to the ceiling. Raised, inset, exposed brick fireplace feature.

Side Hallway, having an opaque glazed door providing access to outside with adjacent, uPVC double glazed window. Opening to the Breakfast Kitchen and a door provides access down to the Cellars.

A wonderful Family Breakfast Kitchen with plenty of space for a 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 double oven with ceramic hob. Ample space for additional freestanding appliances. Integrated dishwasher. Opaque, uPVC double glazed window to the side elevation. Hardwood, double glazed, square bay window to the rear elevation providing views over the Garden. A door opens to a Pantry cupboard.

**Cellars**  
The Cellars provide excellent additional storage space and have been providing two storage rooms, both with opaque, uPVC double glazed windows. There is a further larger room which has an opaque, uPVC double glazed door and window opening to outside. Wall-mounted, Worcester gas central heating boiler recently installed circa 2024. Tiled floor throughout. Inset spotlights to the ceiling.

First Floor Landing, having a spindle balustrade to the return of the staircase opening. Beautiful, hardwood window to the side elevation with beautiful original, stained and leaded glass. Doors provide access to Four of the Bedrooms, Family Bathroom and Separate WC. Double door open to useful linen cupboard. Staircase rises to the Second Floor. Picture rail surround.

Bedroom One. An impressive, large Double Bedroom, having a hardwood double glazed window to the front elevation with encapsulated stained and leaded glass. Built-in wardrobes. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom, having a hardwood double glazed window to the rear elevation providing fantastic views over the large rear Garden. Period, cast-iron fire surround. Door opens to useful wardrobe cupboard.

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

Bedroom Four, having a hardwood double glazed window to the front elevation. Picture rail surround.

The Bathroom is fitted with a suite, comprising of panelled bath and vanity sink unit. Opaque, uPVC double glazed window to the side elevation. Tiled walls. Inset spotlights.

Second Floor Landing, having a spindle balustrade to the return of the staircase opening. Skylight Velux window. Doors then provide access to Bedroom Five and Shower Room.

Bedroom Five. Another good-sized Double Bedroom, having a hardwood double glazed window to the side elevation. Period fireplace feature. Door provides access to useful storage cupboard and a further door provide access to the Study.

Study. Ideal as a Home Office or a further storage space, having a skylight Velux window to the side elevation. A small door provides access into the eaves and a further door opens to a walk-in storage cupboard which also houses the cold water tank.

Outside, to the front the property is approached via a paved driveway providing ample parking, this continues down the side via wrought iron gates to the Detached Garage.

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

A wonderful family home!

