



**GASCOIGNE
HALMAN**

10 FRAMINGHAM ROAD, SALE

THE AREAS LEADING ESTATE AGENT



10 FRAMINGHAM ROAD, SALE

A substantial and largely extended traditional detached residence, with two reception rooms, remodeled dining kitchen, five well sized bedrooms, and charming original features. Boasting beautifully landscaped large garden, and set close to Sale, key transport links including Brooklands metrolink, and popular schools, making this the ideal family home.

Set back in a mature generous plot, a handsome double fronted extensive period residence, enjoying beautiful contrasting elevations with traditional exposed beams, and enjoying an commanding presence on the revered 'Framingham Road'.



The attractive home is accessed via a useful storm porch opening to a classic paneled entrance hall complete with traditional mahogany theme, parquet flooring and stained glass with leaded detail entrance. To the right of the hall is a pleasant bay-fronted sitting room with inglenook feature, to the left of the hall is the substantial living room, again with parquet flooring, with striking exposed brick detailed inglenook fireplace, classic wall panelling, ceiling beam features, and single door to the garden. Ahead of the hallway is the remodelled and refitted dining kitchen, enjoying a range of modern base and walls units with attractive tiled flooring, opening to a large dining area with bi-folding doors to the garden. There is also a separate utility room, and separate w/c.



Stunning Detached Family Residence

Five Double Bedrooms

Master Boasting Ensuite & Bedroom 2
With Dressing Room

Abundance Of Beautiful Period
Features Throughout

Fitted Kitchen Leading To A Superb
Dining Room & Utility

Close to Brooklands Primary School &
Brooklands Metrolink

Ideal For Someone Looking For A
Family Home



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To the first floor, via the spacious landing, are four well sized bedrooms; with master boasting ensuite, bedroom two with fitted dressing room and a modern family bathroom with additional WC.

To the second floor is an additional bedroom with extensive eaves storage.

Externally the occupies a large beautifully maintained plot, with a hedge front aspect and generous driveway offering parking for multiple vehicles. To the rear is an impressively landscaped walled garden, mainly laid to lawn, with maturely planted borders, and a large stone patio area.

LOCATION

For SatNav purposes: M33 3SH

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

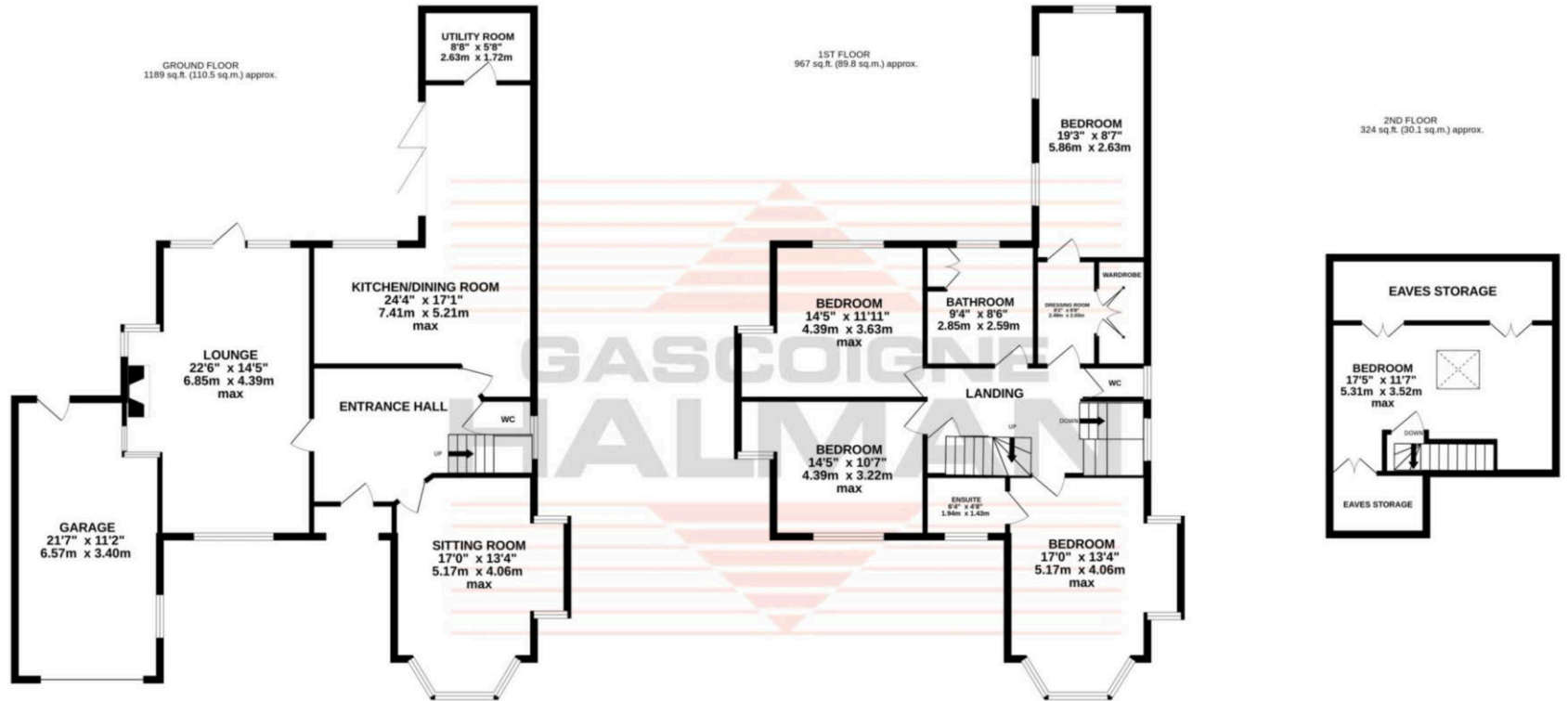
Trafford MBC

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.



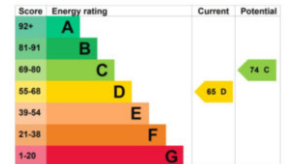
FLOORPLAN & EPC



TOTAL FLOOR AREA : 2480 sq.ft. (230.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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