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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 95 Glebelands Road

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Offers Over £450,000





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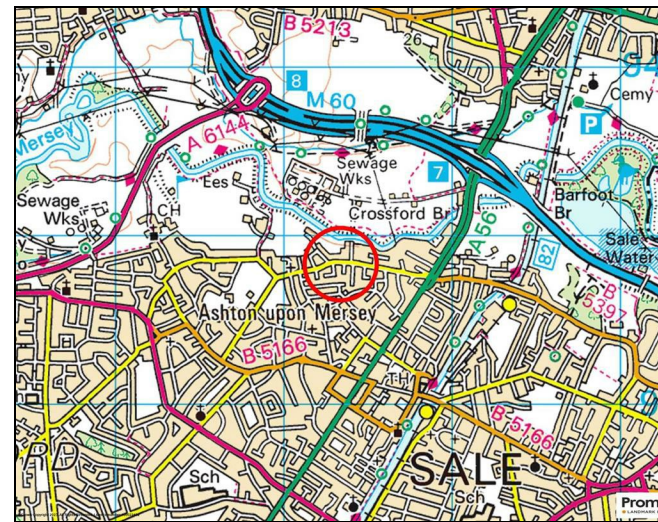
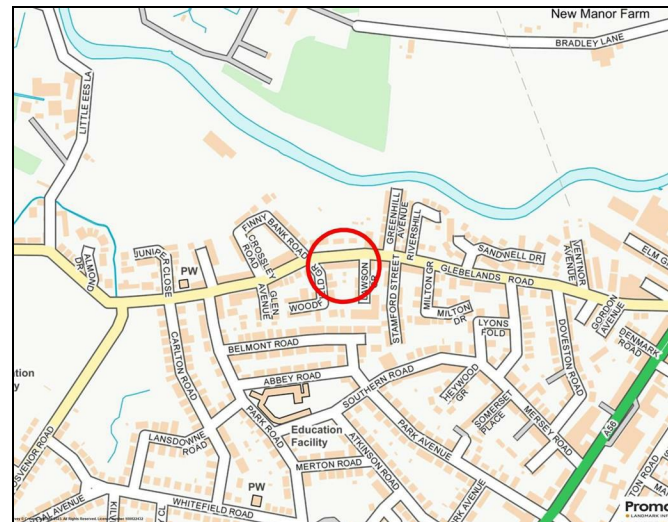


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



**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.

# Overview

AN IMPRESSIVE, MUCH UPGRADED AND EXTENDED, THREE BEDROOMED FAMILY HOME WITH SUPERB MODERN INTERIOR. CONTEMPORARY KITCHEN AND BATHROOM, LARGE 250SQFT GARDEN ROOM/OFFICE/DEN. IDEAL LOCATION FOR SCHOOLS/ASHTON PARK. SOUTH FACING GARDEN.

Hall. Lounge. Dining Kitchen. Large Utility + WC. Three good sized Bedrooms. Bathroom. Lovely rear Garden.  
 Energy Rating:

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# in detail

An impressive, much upgraded and extended, Three Bedroomed Family Home which enjoys over 1200 sq ft of Accommodation.

The property has superbly proportioned rooms throughout, neutral redecoration and modern kitchen and bathroom fittings.

The location is ideal, being on this popular road within an easy reach of the Town Centre, Ashton Park just down the road and close to several of the popular Schools including Park Road and Wellfield.

A real benefit with this property is the wonderful large 250 sqft Garden Room/Office/Den located at the back of the garden, which will suit a whole host of needs.

In addition to the Accommodation there is driveway parking to the front and a lovely, enclosed, south facing rear Garden.

An internal viewing will reveal:

Entrance Hall, having an opaque, leaded, uPVC double glazed front door. Staircase rising to the First Floor. Door through to the Lounge.

Lounge. A superb, large Reception Room, having a uPVC double glazed window to the front elevation. there is then a set of uPVC double glazed, sliding Patio doors opening out directly onto the decked Patio Area. Opening into the Dining Kitchen.

Dining Kitchen. A wonderful, large, Family Kitchen, re-fitted with an extensive range of contemporary base and eye-level units with matte-finish chrome handles and worktops over with inset, one and a half bowl, stainless steel sink unit with 'Spray' mixer tap. Built-in, stainless steel fronted double oven with five ring, 'Neff' gas hob and oversized, stainless steel extractor hood over. Ample space for a range of freestanding appliances. Useful, fixed, raised Dining Area. Inset LED spotlights. uPVC double glazed window to the rear elevation overlooking the Gardens. Glazed panelled door opens to the Utility Room.

Utility Room, having uPVC double doors to the front. Vaulted ceiling with two, skylight, Velux windows. Fitted base and eye-level units with worktops over with inset, white, ceramic sink unit with mixer tap. Space and plumbing beneath suitable for a washing machine and tumble dryer. Opening to the Ground Floor WC which has a cupboard above housing the 'Baxi' gas central heating boiler. Opaque, uPVC double glazed door opens to the rear Garden.

First Floor Landing, having doors which open to the Three Bedrooms and Bathroom.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobes to one wall. Inset spotlights to the ceiling.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation, Inset spotlights to the ceiling.

Bedroom Three. Still a good-sized Bedroom, having a uPVC double glazed window to the front elevation. Recess over the stairwell, providing a useful wardrobe. Loft access point.

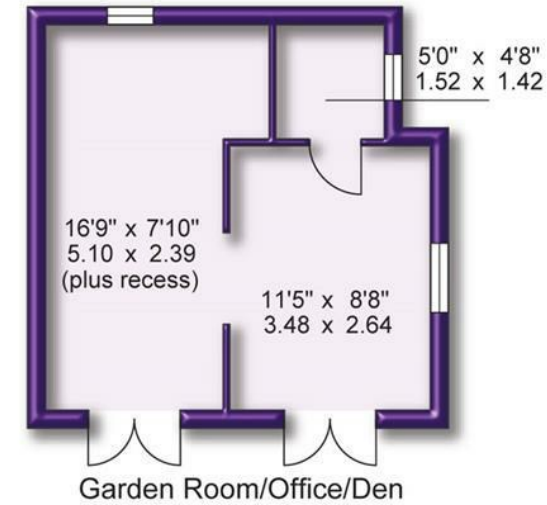
The Bathroom is fitted with a white suite with chrome fittings, comprising of: shaped panelled bath with thermostatic shower over, vanity sink unit, low-level WC. Wall-mounted, heated, polished, chrome towel rail. Opaque, uPVC double glazed window to the rear elevation. inset spotlights to the ceiling. Tiled floor. Tiled walls.

Outside there is ample driveway parking to the front.

To the rear there is a lovely easy maintenance garden having a decked patio leading to a large paved area with adjacent artificial lawn.

A superb family home!

Freehold - - Council Tax Band - C



Approx Gross Floor Area = 1248 Sq. Feet  
(inc. Garden Room/Office/Den) = 115.9 Sq. Metres

