



3 Station Cottages Glazebrook Lane Glazebrook WA3 5BA Offers over £255,000

SEMI RURAL LOCATION! HOME ESTATE AGENTS are proud to offer for sale this beautiful two double bedroom period cottage which must be viewed to be appreciated. In brief the accommodation comprises dining room, lounge, fitted kitchen, shaped landing, the two double bedrooms & four piece bathroom suite. The property is warmed by as central heating & is warmed by a boiler multi fuel burning stove. Externally to the front of the property there is a pleasant garden area with tiled pathway leading to the front door. There is allocated parking to the front. To the rear there is an enclosed courtyard garden which benefits from a wooden decked patio & two gardens sheds. The property is not overlooked to both the front & the rear. To book your viewing call the team at HOME.

- Period cottage
- Two double bedrooms
- Fitted kitchen
- Allocated off road parking
- Semi reural location
- Lounge
- Large four piece bathroom
- Move in condition throughout
- Dining room
- Gardens front & rear

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Dning room 12'2" x 8'6" (3.71m x 2.60m)

uPVC door to the front and uPVC double glazed window to the front. Wooden effect floor and radiator.

Lounge 12'2" x 12'9" (3.71m x 3.91m)

uPVC double glazed bay window to the front, wooden effect floor. Feature fireplace with black granite tiles housing the multi fuel burning stove. The stove provides heating which is a wet system.

Inner hallway

Built in storage cupboard. Wooden effect floor.

Kitchen 12'0" x 15'3" (3.68m x 4.67m)

uPVC double glazed window to the rear and uPVC door giving access to the rear garden. A comprehensive range of fitted wall and base units with a wooden effect worktop over. Incorporating a Belfast style sink with mixer tap. Integrated dishwasher and space for other appliances. Splash tiling, wooden effect floor and spotlights. Stairs leading to the first floor.

Shaped landing

Closed balustrade.

Bedroom one 12'2" x 12'9" (3.71m x 3.91m)

uPVC double glazed window to the front and radiator.

Bedroom two 12'2" x 8'0" (3.71m x 2.46m)

uPVC double glazed window to the front and radiator.

Bathroom 9'10" x 9'4" (3.02m x 2.87m)

A four piece period suite comprises low level WC, vanity wash hand basin, rolled top footed bath and separate shower cubicle. Tiling to compliment and radiator. uPVC double glazed window to the rear.

Externally

To the front of the property there is a pleasant garden area with tiled pathway leading to the front door. There is allocated parking to the front. To the rear there is an enclosed courtyard garden which benefits from a wooden decked patio and two gardens sheds.

Important information

The uPVC double glazing was installed within the last two years. The multi fuel burning boiler stove heating the water and radiators.

Tenure

The property is freehold.

Council tax

The property is council tax band C.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

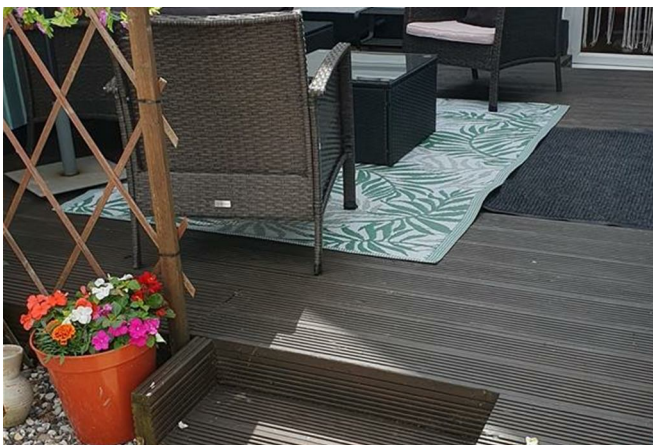


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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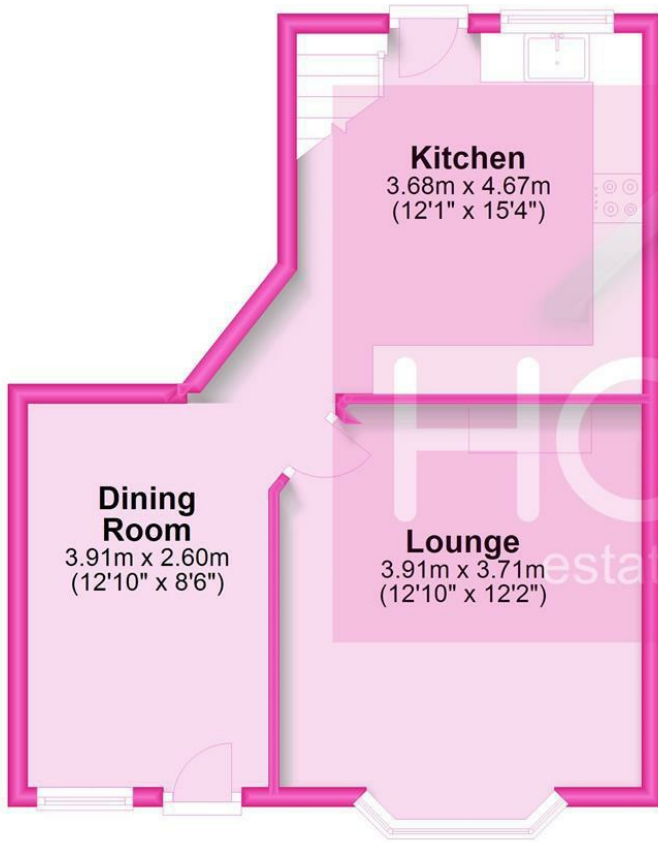
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Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 78.4 sq. metres (843.5 sq. feet)

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			
(39-54) E			
(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			
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