



333 GLEBELANDS ROAD | SALE

OFFERS IN THE REGION OF £400,000

NO ONWARD CHAIN a three bedroom semi detached ideally positioned within walking distance of Ashton upon Mersey centre and Ashton Park and occupying an enviable corner plot with space to extend subject to the relevant permissions being obtained.

The accommodation briefly comprises enclosed porch, entrance hall, sitting room, dining room, breakfast kitchen with access to the rear garden, three bedrooms and bathroom with separate WC. Gardens to three sides and driveway providing off road parking. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: M33 5GR

DESCRIPTION

This traditional semi detached family home occupies and enviable corner plot with gardens to three sides and providing any prospective purchaser the opportunity to extend subject to the relevant permissions being obtained.

The existing accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall. Towards the front of the property is a bay fronted sitting room opening onto the separate dining room which overlooks the rear garden. The ground floor accommodation is completed by the fitted breakfast kitchen which has a door to the side.

To the first floor there are three well proportioned bedrooms, two of which are doubles and all serviced by the bathroom with separate WC.

Externally to the front of the property there is pedestrian access with adjacent lawned gardens plus driveway providing off road parking. The gardens continue to the side and rear and are laid mainly to lawn.

The location is ideal being within easy reach of Ashton upon Mersey village centre and with Ashton Park on the doorstep. Ashton on Mersey Golf Club is also close by. The property also has the added benefit of lying within the catchment area of highly regarded primary and secondary schools and with easy access to the surrounding network of motorways.

Viewing is highly recommended to appreciate the existing accommodation and also the potential on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

10'3" x 6'6" (3.12m x 1.98m)

With hardwood front door. Radiator. Stairs to first floor. Telephone point.

SITTING ROOM

13'7" x 12'10" (4.14m x 3.91m)

With PVCu double glazed bay window to the front. Radiator. Television aerial point. Opening to:

DINING ROOM

11'5" x 11'5" (3.48m x 3.48m)

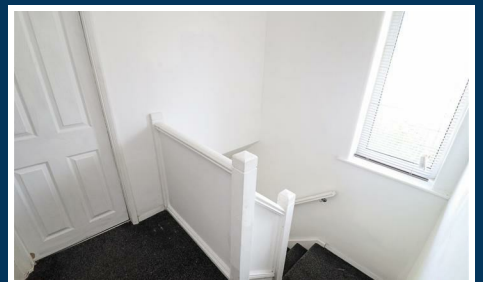
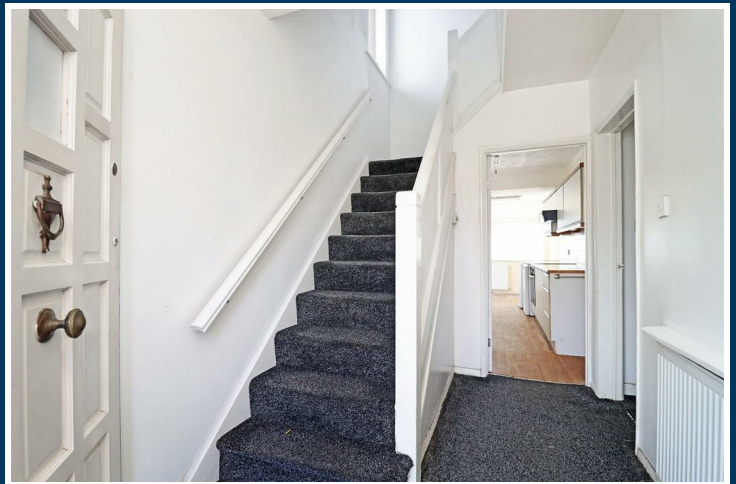
With PVCu double glazed window overlooking the rear garden. Radiator. Telephone point. Also accessed via the breakfast kitchen.

BREAKFAST KITCHEN

18'8" x 7'11" (5.69m x 2.41m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring hob with extractor hood over. Space for fridge freezer and washing machine. PVCu double glazed windows to the side and rear. PVCu double glazed door to the side. Laminate flooring. Tiled splashback. Radiator. Space for table and chairs. Access to under stairs storage cupboard housing the gas central heating boiler.

FIRST FLOOR



LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to loft space.

BEDROOM 1

13'7" x 11'7" (4.14m x 3.53m)

PVCu double glazed bay window to the front. Radiator. Television aerial point.

BEDROOM 2

11'5" x 11'5" (3.48m x 3.48m)

PVCu double glazed window to the rear. Radiator. Storage cupboard. Television aerial point.

BEDROOM 3

8'3" x 7'11" (2.51m x 2.41m)

PVCu double glazed window to the front. Radiator. Telephone point.

BATHROOM

5'0" x 4'8" (1.52m x 1.42m)

With panelled bath and wash hand basin. Opaque PVCu double glazed window to the side. Tiled walls. Airing cupboard housing hot water cylinder. Radiator.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side.

OUTSIDE

To the front there is pedestrian access and also a drive providing off road parking flanked by lawned gardens. The driveway continues to the side leading to the garage at the rear. To the side the gardens are laid mainly to lawn.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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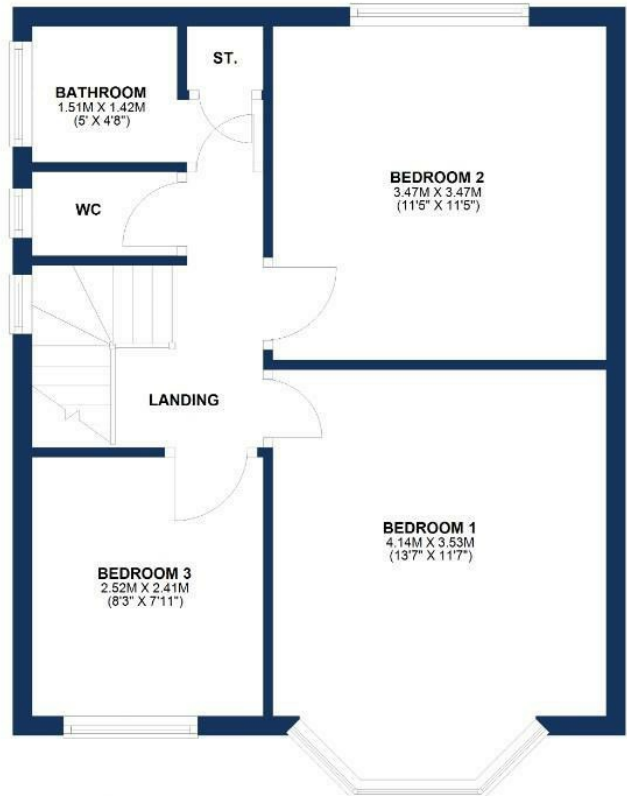
GROUND FLOOR

APPROX. 48.1 SQ. METRES (518.1 SQ. FEET)



FIRST FLOOR

APPROX. 43.4 SQ. METRES (466.9 SQ. FEET)



TOTAL AREA: APPROX. 91.5 SQ. METRES (985.1 SQ. FEET)

Floorplan for illustrative purposes only.



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