



32 GLEBELANDS ROAD | BAGULEY

OFFERS IN THE REGION OF £250,000

A superbly proportioned end terraced family home ideally positioned within easy reach of the Metrolink station providing a commuter service into Manchester and with Wythenshawe Hospital close by. The accommodation briefly comprises entrance hall, dining room, sitting room, kitchen. To the first floor there are three bedrooms and separate bathroom and WC. Externally the driveway to the front provides off road parking and has an adjacent well stocked flowerbed and there is gated access towards the rear. To the rear is a large patio seating area with adjacent lawned gardens and there is also access to a brick built store which benefits from a power supply.

POSTCODE: M23 1HQ

DESCRIPTION

This superbly proportioned end terraced family home is ideally positioned within easy reach of the Metrolink station providing a commuter service into Manchester and with Wythenshawe Hospital close by.

The accommodation is beautifully presented throughout and an enclosed porch leads onto the welcoming entrance hall which provides access to the sitting room at the front. From the sitting room is an opening onto the dining room at the rear which has PVCu double glazed double doors leading onto the rear gardens. From the hallway and dining room there is also access to the kitchen fitted with a modern range of wall and base units and quality integrated appliances.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC fitted with a contemporary suite and complete with underfloor heating.

Externally the driveway to the front provides off road parking and has an adjacent well stocked flowerbed and there is gated access towards the rear. To the rear and accessed via the dining room there is a large patio seating area with adjacent lawned gardens and there is also access to a brick built store which benefits from a power supply.

All in all a superb property in an ideal location and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door with matching side screens.

ENTRANCE HALL

Glass panelled hardwood front door. Opaque PVCu double glazed window to the side. Radiator. Laminate flooring. Understairs storage cupboard. Spindle balustrade staircase to first floor.

SITTING ROOM

13'11" x 11'3" (4.24m x 3.43m)

With PVCu double glazed window to the front. Laminate flooring. Television aerial point. Telephone point. Radiator. Opening to:

DINING ROOM

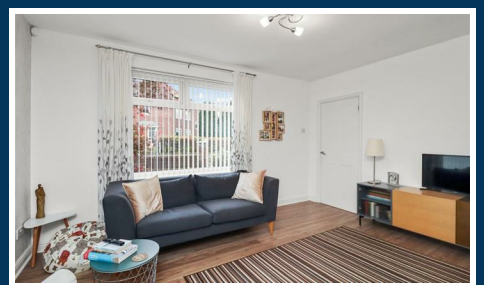
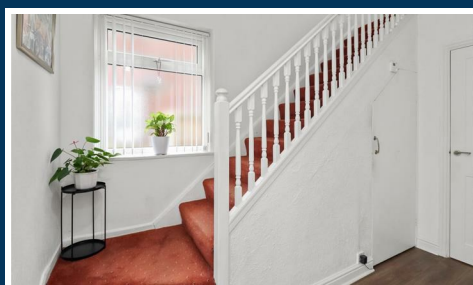
8'11" x 8'5" (2.72m x 2.57m)

PVCu double glazed double doors to the rear gardens. Laminate wood flooring. Radiator. Access to:

KITCHEN

11'11" x 8'11" (3.63m x 2.72m)

Also accessed via the hallway and fitted with a comprehensive range of modern wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated AEG double oven/grill plus 4 ring induction hob with stainless steel extractor. Integrated fridge freezer, dishwasher and washing machine. Radiator. Laminate flooring. PVCu double glazed window overlooking the rear garden. Cupboard housing combination gas central heating boiler.



FIRST FLOOR: LANDING

Opaque PVCu double glazed window to the side. Loft access hatch. The loft is approached via pulldown ladder and provides excellent, partially boarded storage space with light. This area could also be converted subject to the relevant permissions being obtained.

BEDROOM 1

17'1" x 10'2" (5.21m x 3.10m)

PVCu double glazed window to the front. Fitted shelving. Radiator.

BEDROOM 2

14'6" x 9'4" (4.42m x 2.84m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

10'2" x 9'4" (3.10m x 2.84m)

PVCu double glazed window to the front. Storage cupboard. Radiator.

BATHROOM

10'0" x 5'5" (3.05m x 1.65m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Chrome heated towel rail. Underfloor heating. Two opaque PVCu double glazed windows to the rear. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the driveway provides off road parking and has an adjacent well stocked flower bed and there is gated access to the rear.

To the rear and accessed via the dining room the gardens are flagged for easy maintenance and also have an adjacent lawned garden and there is access to a brick built store with power. The rear gardens benefit from a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

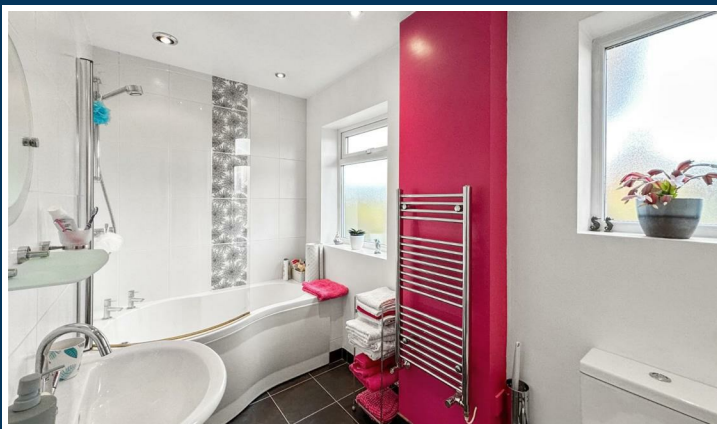
Manchester Band "A"

TENURE

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

NOTE

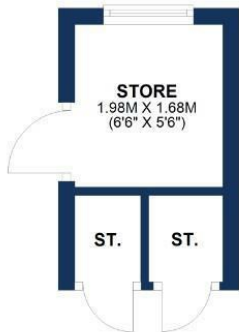
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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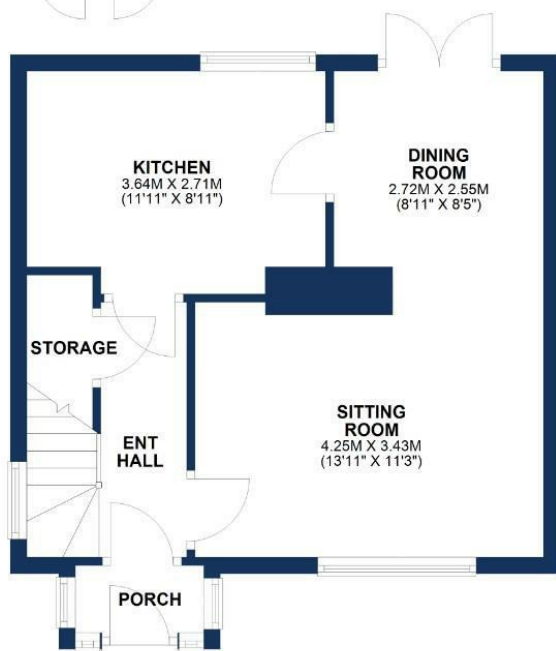
GROUND FLOOR

APPROX. 46.5 SQ. METRES (500.9 SQ. FEET)



TOTAL AREA: APPROX. 91.9 SQ. METRES (989.4 SQ. FEET)

Floorplan for illustrative purposes only



FIRST FLOOR

APPROX. 45.4 SQ. METRES (488.5 SQ. FEET)



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