



Glebelands Road, Sale, Trafford, M33

Guide Price: £750,000

Freehold

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Discover this distinctive dormer bungalow, offering an impressive 2,400 square feet of versatile living space, nestled within substantial gardens in the highly desirable Ashton upon Mersey area of Sale. This unique property combines modern open-plan living with it's charm and is thoughtfully designed to maximize comfort and functionality.

The ground floor boasts a blend of open-plan and private spaces, ideal for modern family living and entertaining. You enter this property and are welcomed by a spacious entrance hall which provides access to this beautiful homes accommodation. The heart of the home features a contemporary open-plan space, seamlessly integrating living, dining, and kitchen areas. With ample natural light and views of the gardens, this area is perfect for both daily life and hosting guests. The Kitchen boasts integral appliances including a hot water tap and breakfast bar as well as ample storage space. The open plan living room is heated with a feature log burning stove. A large conservatory extends the living space, offering a tranquil retreat with panoramic garden views whilst a snug provides the perfect space for those quiet evenings. The ground floor is also home to three bedrooms, two of which are generous doubles and a downstairs shower room with WC and a separate family bathroom cater to convenience and comfort.

The first floor reveals a stunning master bedroom with a luxurious en-suite bathroom and dressing area. There is a further spacious bedroom and well-proportioned study. A conveniently located upstairs WC completes the first-floor amenities.

Set on a substantial plot, the property features electric gates opening to a private driveway with space for several cars. A brick-built garage provides secure additional storage options. The rear garden, in particular, offers a serene escape with lush lawns, colourful flower beds, and shaded seating areas, perfect for outdoor living. The gardens span three sides of the house, providing well-established greenery and a sense of privacy and tranquillity.

Located opposite Ashton Park, close to Ashton upon Mersey village, and within close proximity to Sale town centre, this property offers a

Located opposite Ashton Park, close to Ashton upon Mersey village, and within close proximity to Sale town centre, this property offers a perfect blend of suburban charm and convenience. The nearby M60 motorway, Manchester city centre, and Manchester Airport make commuting effortless, while local parks and the River Mersey provide abundant opportunities for outdoor activities. Within catchment for some of Traffords most popular schools this really is the perfect family home.



- Freehold
- EPC Grade C
- Council Tax Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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