



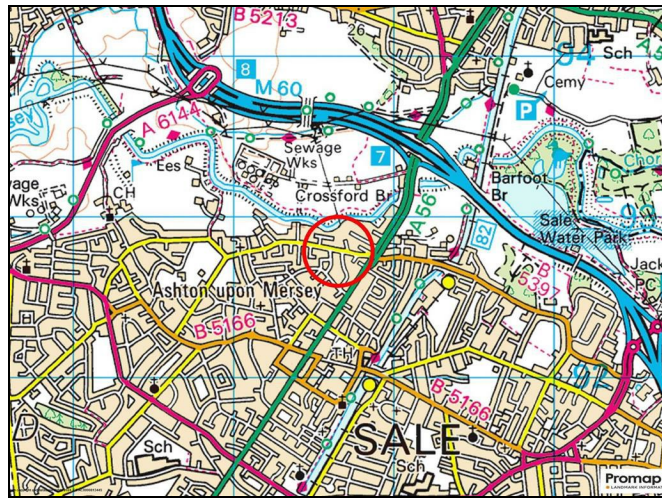
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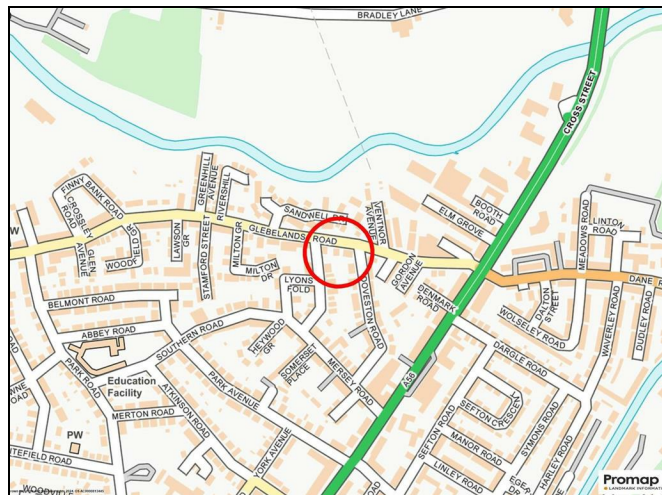


INDEPENDENT ESTATE AGENTS

location



From Watersons Sale office, proceed on School Rd/B5166. Turn left onto Sibson Rd/B5166 and continue straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 and turn left onto Glebelands Rd. The destination will be on the left



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	74	England & Wales	
			48		

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.



INDEPENDENT ESTATE AGENTS

23 Glebelands Road

Sale, M33 6LH



****NO CHAIN** A SUPERBLY PROPORTIONED FOUR BEDROOMED PERIOD SEMI DETACHED WITH OVER 1800 SQFT OF ACCOMMODATION OVER FOUR FLOORS INCLUDING USEFUL CELLARS. AMPLE DRIVEWAY PARKING. ESTABLISHED SOUTH FACING GARDENS. VERY POPULAR LOCATION FOR SCHOOLS AND TOWN CENTRE. SOME GENERAL UPDATING REQUIRED.**

Hall. Lounge. Dining Room. Dining Kitchen. Useful Cellars. Four Bedrooms. Bathroom. Driveway Parking. Superb south facing rear garden.

NO CHAIN

CONTACT SALE 0161 973 6688

£595,000

in detail



A superbly proportioned Four Bedroomed, Period Semi-Detached with over 1800 sqft of Accommodation over three Floors including useful Cellars.

The location has always been popular, being within a short distance of the Town Centre, Metrolink and several of the popular Schools.

Internally, there are excellent-sized rooms throughout, many original features including: coved ceilings, pitched skirting boards, picture rails and lovely fireplace in the lounge.

Although a well kept longstanding family home there is now scope to modernise and upgrade further.

In addition to the Accommodation, there is ample Driveway Parking and delightful south facing established Garden to the rear.

An internal viewing will reveal:

Ground Floor.

Recess Porch with original decorative tile base and step up to an opaque glazed door through to the Entrance Hallway.

Entrance Hall. A wonderful 20ft entrance into the property. Doors provide access to the Dining Room, Breakfast Kitchen and Cellars. Spindled side panelled staircase rises to the First Floor. Decorative deep coved ceiling. Picture rail surround. Dado rail.

Lounge. A superb large reception room having a three section wide angled bay window to the front elevation. A beautiful period fire surround to one wall. Deep coved ceiling. Picture rail surround. Opening to the Dining Room.

Dining Room. Another good size reception room having a three section wide angled bay window to the side elevation. Coved ceiling. Picture rail surround.

Kitchen. Fitted with an extensive range of modern base style of units with chrome handles and worktops over with inset stainless steel sink unit with mixer tap. Built in NEFF electric oven with integrated microwave oven above. Four ring gas hob with stainless steel extractor hood and stainless steel splash back. Integrated fridge freezer, dishwasher and washing machine. Space suitable for a tumble dryer. uPVC double glazed window to the side elevation and a further uPVC double glazed window to the rear providing lovely views over the Gardens. uPVC double glazed door opens to outside. Tiled floor. Inset spotlights to the ceiling.

Cellars - the cellars consist of two main chambers and provide excellent additional storage space. The gas central heating boiler is also located within the cellars.

First Floor Landing. Having a spindle balustrade to return staircase opening. A further spindle staircase rises to the First Floor. Doors then provide access to Three of the Bedrooms and Bathroom. Dado rail surround.



Bedroom One. A fabulous large double bedroom having a three section wide angled bay window to the front elevation plus additional arched window to the front. Coved ceiling. Picture rail surround.

Bedroom Two. Another good double room having a uPVC double glazed window to the side elevation. Coved ceiling.

Bedroom Three. Having a uPVC double glazed window to the rear elevation. Built in cupboards to each of the alcoves.

Bathroom. Fitted with a suite comprising of panelled bath with electric shower over. WC. Wash hand basin. Opaque uPVC double glazed window to the side elevation.

Second Floor Landing. Having door to Bedroom Four.

Bedroom Four. Having a uPVC double glazed window to the rear elevation providing lovely views over the Gardens.

Outside, to the front the property is approached via a driveway providing ample off street parking, this continues down the side and via a gate leads to the gardens.

To the rear the property enjoys a superb south facing garden, having a lawned garden with well established borders surrounding.

An impressive family home!



Approx Gross Floor Area = 1891 Sq. Feet
= 175.7 Sq. Metres

