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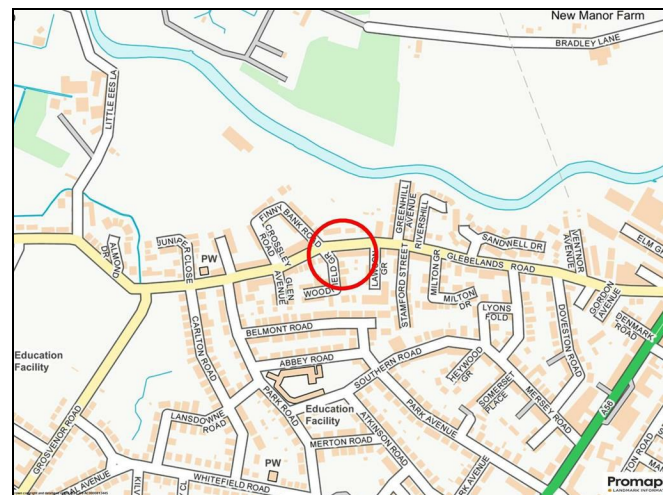


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St then sharp left onto Sibson Rd/B5166. Continue straight onto Tatton Rd/B5166 which turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 then left onto Glebelands Rd. The property 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Vary energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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

# 101 Glebelands Road Sale, M33 6LN



**AN IMPRESSIVE, MUCH UPGRADED AND EXTENDED, THREE BEDROOMED FAMILY HOME WITH SUPERB MODERN INTERIOR. CONTEMPORARY KITCHEN AND BATHROOM. IDEAL LOCATION FOR SCHOOLS/ASHTON PARK. SOUTH FACING GARDEN.**

**Hall. Lounge. Dining Room. Dining Kitchen. Three good sized Bedrooms. Bathroom. Lovely rear Garden.**

**CONTACT SALE 0161 973 6688**

**£425,000**



# in detail



An impressive, much upgraded and extended, Three Bedroomed Family Home which enjoys over 1000 sq ft of Accommodation.

The property has superbly proportioned rooms throughout, neutral redecoration and modern kitchen and bathroom fittings.

The location is ideal, being on this popular road within an easy reach of the Town Centre, Ashton Park just down the road and close to several of the popular Schools including Park Road and Wellfield.

In addition to the Accommodation there is driveway parking to the front and a lovely, enclosed, south facing rear Garden.

An internal viewing will reveal:

Entrance Hall. Having a uPVC double glazed front door staircase rising to the First Floor. Doors then open to the Lounge and Dining Kitchen.

Lounge. A superb large reception room having a uPVC double glazed window to the front elevation. Attractive fireplace feature to the chimney breast. Step up to a Dining Room.

Dining Room. Forming part of an extension, it has a uPVC double glazed window to the rear elevation. There is then a set of sliding patio doors opening out onto the Garden.

Dining Kitchen. A wonderful large family Kitchen fitted with a range of contemporary white gloss finish handleless base style of units with worktops over and inset oversized stainless steel sink unit with mixer tap. Ample space for a range cooker and tall fridge freezer unit. Integrated washer/drier. uPVC double glazed window to the rear elevation providing views over the Garden and uPVC double glazed French doors open out to the rear. Additional uPVC double glazed window to the front elevation. Door open to useful understairs cupboard.

First Floor Landing. Having doors opening to the Three Bedrooms and Bathroom. Loft Access Point. Wall mounted Worcester gas central heating boiler. uPVC double glazed window to the rear elevation

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation.

Bedroom Two. Having a uPVC double glazed window to the front elevation.



Door opens to useful storage cupboard.

Bedroom Three. Having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bathroom. A good sized Bathroom refitted with a contemporary white suite with chrome fittings comprising of shaped panelled bath with thermostatic shower over and curved glass shower screen. Wash hand basin. WC. Wall mounted polished chrome towel rail radiator. Two opaque uPVC double glazed windows to the rear elevation

Outside the property enjoys a lovely south facing rear garden with patio area and established borders.

A superb family home



Approx Gross Floor Area = 1043 Sq. Feet  
= 96.9 Sq. Metres

