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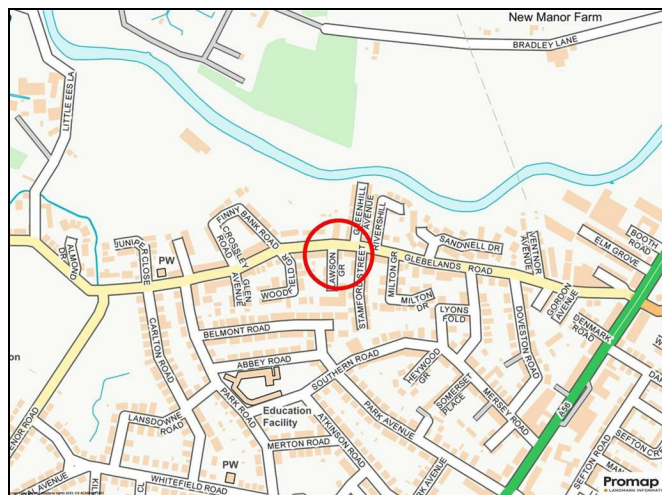
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INDEPENDENT ESTATE AGENTS

## location



## 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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 the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

## 85 Glebelands Road Sale, M33 6LN



**AN EXCELLENT SIZED THREE BEDROOMED PERIOD SEMI DETACHED LOCATED WITHIN THIS POPULAR NEIGHBOURHOOD CLOSE TO SCHOOLS/TOWN CENTRE. DRIVEWAY PARKING TO THE REAR. LOVELY ENCLOSED GARDENS.**

**Hall. Lounge. Dining Room. 18' Kitchen. Useful Cellar. Three Bedrooms. Bathroom. Driveway to the rear. Enclosed rear garden. Energy Rating:**

**CONTACT SALE 0161 973 6688**

**£450,000**

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A Superbly proportioned Three Bedroomed Period Semi Detached which offers good sized rooms throughout.

The property offers plenty of accommodation as well as having Driveway parking to the rear and and a lovely established rear Garden.

The location is ideal being close to Sale and Ashton on Mersey Village, Local Shops and several of the popular Schools.

An internal viewing will reveal:

Entrance Hallway, having an opaque panelled front door. Coved ceiling. Doors then provide access to the Lounge and Dining Room. Staircase rises to the First Floor.

Lounge. A good-sized Reception Room, having a uPVC double glazed window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling.

Dining Room. Another good-sized Reception Room, having a set of uPVC double glazed French doors opening out to the rear Garden. Hollowed-out chimney breast feature. Coved ceiling. Opening to the Kitchen.

An excellent-sized Kitchen, fitted with an extensive range of base and eye-level units with chrome 'T' bar handles and worktops over with inset, twin, circular stainless steel sink unit with mixer tap. Stainless steel fronted double oven with four ring gas hob and extractor over. Integrated dishwasher. Ample space for a range of freestanding appliances. Two, uPVC double glazed windows to the side elevation and a uPVC double glazed window to the rear, all overlooking the Gardens. Multi-paned panelled door opens to outside.

Cellars. There is an unconverted cellar perfect for storage. This is also where the gas central heating boiler is located.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Stripped panelled doors then open to the Three Bedrooms and Bathroom. Large Loft access point with fold-down ladder.

The Loft space has been converted to provide a useful space, having a Velux window to the rear elevation. Inset spotlights to the ceiling.

Bedroom One. A superb, large Double Bedroom, having two uPVC double glazed windows to the front elevation. Coved ceiling.



Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the side elevation.

Bedroom Three, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

The Bathroom is fitted with a suite, comprising of panelled bath with shower mixer attachment and fitted glass shower screen, wash hand basin and WC. Tiled floor. Part-tiled walls. Opaque, uPVC double glazed window to the side elevation.

Outside, to the rear there is a good sized established garden, having paved areas leading to the main section of lawn with borders surrounding. There is a gate as the side opening onto Lawson Grove. Electric car charging point on the side of the house.

At the back of the garden, accessed from Lawson Grove, is a private driveway for this property.

Always popular houses!

