



135 GLEBELANDS ROAD, M33 6LP
£335,000

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DESCRIPTION

A WELL PRESENTED AND RECENTLY UPDATED THREE BEDROOM MID-TERRACE PROPERTY WHICH OFFERS CIRCA 1000-SQFT OF LIVING SPACE ARRANGED OVER TWO FLOORS IN ADDITIONAL TO A MUCH LARGER THAN AVERAGE REAR GARDEN.

The property benefits from two spacious reception rooms, high ceilings, a recently installed shower room, gas central heating, double glazing and a spacious open plan dining kitchen providing access to the rear gardens.

Situated in a highly convenient location within easy walking distance of Sale Town Centre and the Metrolink network. Excellent schools are also nearby including Park Road Primary however we recommend always checking catchment areas directly with the school.

In brief the accommodation comprises: Entrance hallway, lounge, dining room which is open plan to the kitchen which benefits from a separate utility cupboard. To the first floor there are three well proportioned bedrooms and a shower room which has been recently fitted with a contemporary suite.

Externally to the rear there is a sunny and low maintenance rear garden. To the front there are further walled gardens.

FREEHOLD.

KEY FEATURES

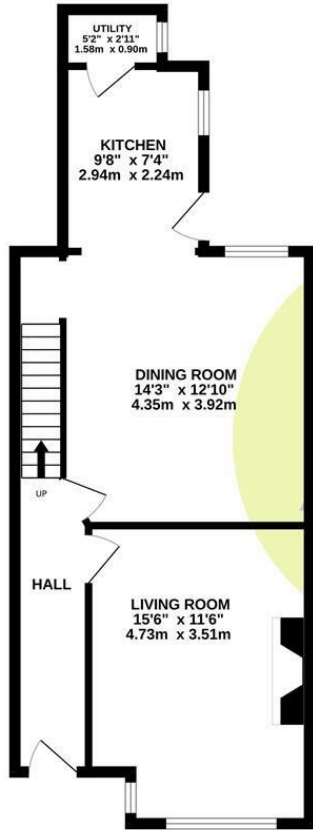
- Three bedroom mid-terrace
- Sought after location
- Excellent school catchments
- Much larger than average rear garden
- Presented to an excellent standard
- Circa 1000-SqFt of living space
- Recently installed shower room
- Freehold



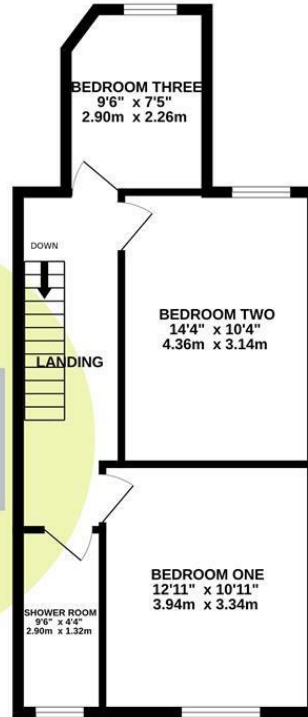




GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropack cz024

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	
		64	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.