



OFFERS IN EXCESS OF £750,000

DESCRIPTION



212 GLEBELANDS ROAD M33 6PB

£750,000

****WATCH THE VIDEO TOUR**** AN INCREDIBLY WELL PRESENTED 2384-SQFT DETACHED DORMER BUNGALOW OCCUPYING A SUBSTANTIAL AND MATURE PLOT. THE PROPERTY IS SET BACK FROM THE ROAD AND BOASTS LARGE, BEAUTIFULLY MAINTAINED GARDENS AT BOTH THE FRONT AND REAR, OFFERING A TRANQUIL OUTDOOR SPACE THAT TRULY MUST BE SEEN TO BE FULLY APPRECIATED.

Upon entering the property, you are welcomed into a spacious entrance hallway, designed with ample room for coats, shoes, setting the tone for the rest of this beautifully appointed home.

The heart of the home is the contemporary open-plan living/dining kitchen, a space that has been thoughtfully designed with both style and functionality in mind. This area features integrated appliances, a breakfast bar, and an instant hot water tap, making it ideal for modern living. The adjoining living area is warm and inviting, centered around a cozy wood-burning stove.

The ground floor also includes a large conservatory and a snug offering a versatile space that can be used as a family room, study, or quiet retreat. Additionally, there is a convenient downstairs shower room with WC. The ground floor is completed by three bedrooms, and a large 4 piece family bathroom.

Upstairs, the large master bedroom serves as a luxurious escape, complete with a stunning en-suite bathroom and a well-appointed dressing area. Please note there is an additional WC available on the first floor.

Externally, the property is equally impressive. The expansive frontage, accessed via electric gates, offers secure parking for AT LEAST THREE vehicles, complemented by a brick-built single garage. The garden has a large variety of shrubs, flowers and fruit trees, with a stream to the west boundary, making it a haven for wildlife.

This exceptional property has been meticulously maintained and updated making it a perfect family home in a prime location.

Situated within close proximity to 'outstanding' schools, and is opposite Ashton Park, with its newly installed play area



KEY FEATURES



- Four bedroom detached dormer bungalow
- Circa 2400-SqFt of accommodation
- Substantial gardens to both front & rear
- Spacious and versatile conservatory
- Large frontage accessed via electric gates
- Master bedroom with en-suite bathroom
- Set back driveway, with brick built garage
- Ample off road parking for at least 3 vehicles.
- Sale includes fully owned solar panels
- EV charging point included



KEY FEATURES

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A fantastic opportunity to purchase this large dormer bungalow, which is presented to the highest of standards throughout. Offering circa 2400-SqFt of accommodation arranged over two floors. The property boasts substantial gardens to both the front and rear, which need to be viewed in person to be fully appreciated! Please note the property is sold complete with fully owned 2.4kWh solar panels and a EV charging point.



SEE FLOORPLANS



LOCATION

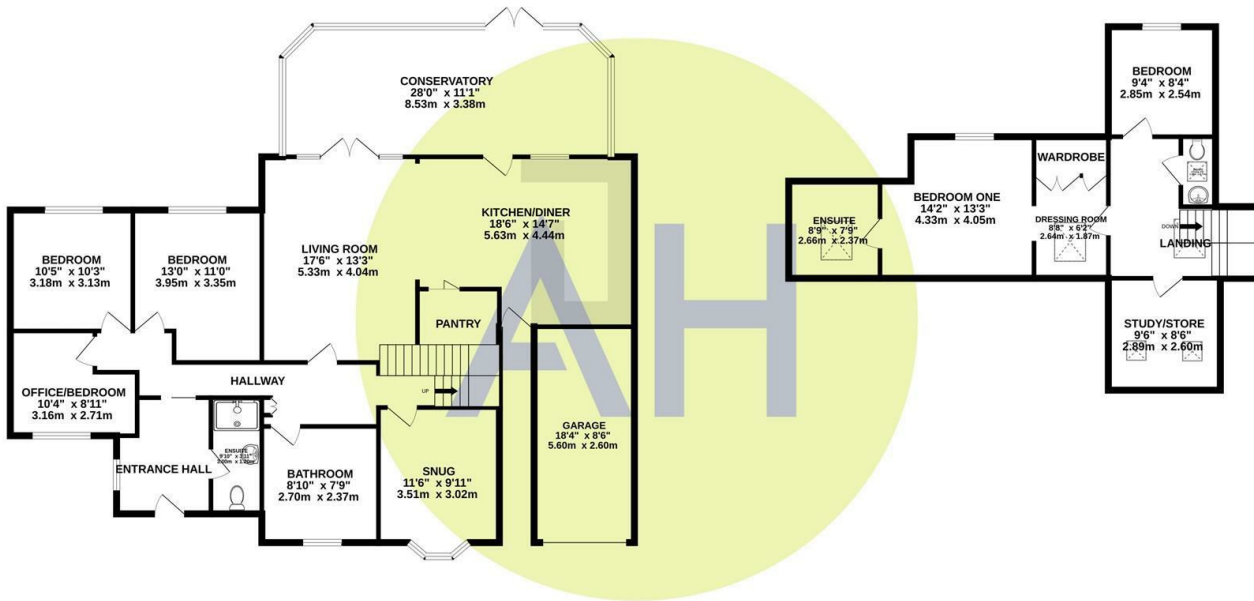
Starting on the A56 heading in the direction of Manchester City Centre, with the Ashworth Holme office on your right, proceed along Washway Road and go straight at the first set of traffic lights. When you reach the next main set of traffic lights turn left onto Glebelands Road. Proceed straight until you reach the gated entrance of 212 Glebelands Road on your right hand side (opposite Grosvenor Road).





GROUND FLOOR
1785 sq.ft. (165.9 sq.m.) approx.

1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 2384 sq.ft. (221.4 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.
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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	82

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	



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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.