



ASHWORTH HOLME
Sales · Lettings · Property Management



176 GLEBELANDS ROAD, M33 6PB
£415,000



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DESCRIPTION

A SPACIOUS AND BEAUTIFULLY PRESENTED THREE-BEDROOM VICTORIAN MID-TERRACE, PERFECTLY POSITIONED WITHIN A HIGHLY SOUGHT-AFTER LOCATION CLOSE TO SALE TOWN CENTRE AND ASHTON-ON-MERSEY VILLAGE.

The property sits within catchment for excellent local schools, including the Ofsted 'Outstanding' Park Road Primary.

Full of charm, the home showcases attractive period features throughout, including stained glass windows, original joinery, high ceilings, and two generous reception rooms. A superb garden office further enhances its appeal.

The accommodation comprises an inviting entrance hallway, a well-proportioned living room with bay window to the front aspect, a separate dining room, and a contemporary kitchen with access to a useful rear utility area. To the first floor are three bedrooms—two of which are generous doubles—and a modern family bathroom fitted with a white three-piece suite.

Externally, the rear features a low-maintenance garden mainly laid to lawn with panelled fencing and a versatile garden office/studio, ideal for working from home or as hobby space. To the front, there are further well-established gardens.

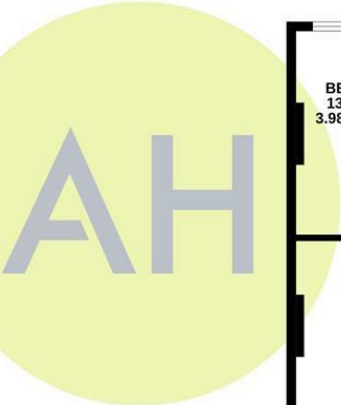
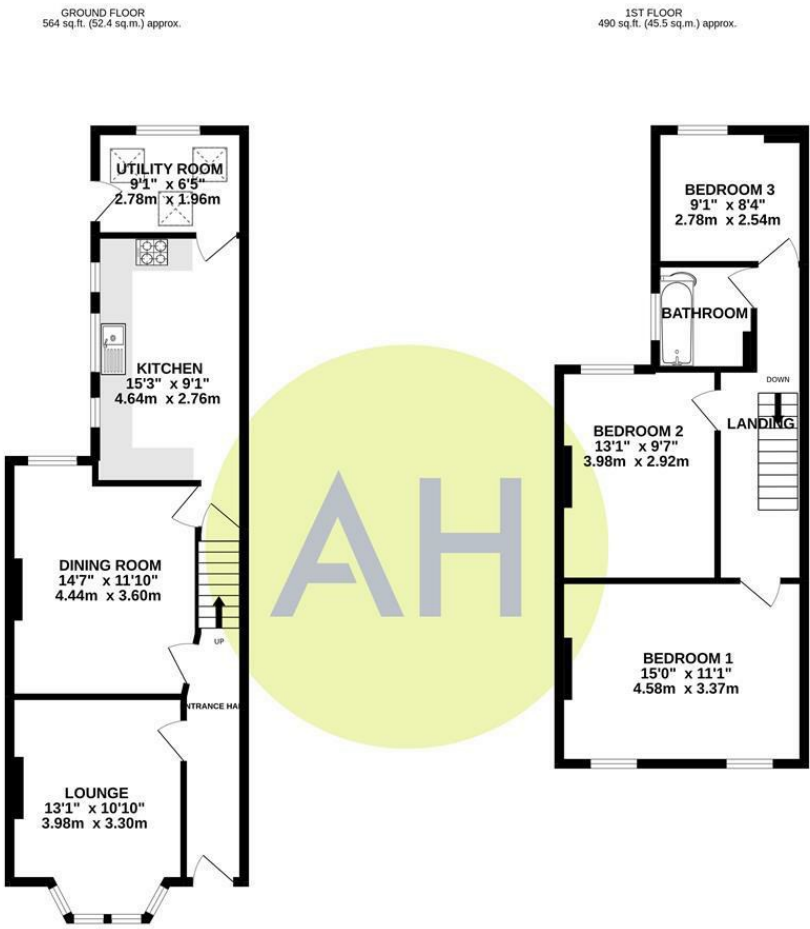
The property is Freehold, Council Tax Band C, and is offered for sale with no onward chain.

KEY FEATURES

- Spacious three-bed Victorian mid-terrace
- Period features including stained glass
- Contemporary kitchen and rear utility
- Rear garden with garden office/studio.
- Catchment for 'Outstanding' Park Road Primary
- Two generous reception rooms
- Modern family bathroom
- Freehold & Council Tax Band C







TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		

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.