



**Glebelands Road, Sale, Trafford, M33**

**Offers Over: £440,000**

*Freehold*

# Glebelands Road, Sale, Trafford, M33

On the highly sought-after Glebelands Road in Ashton-on-Mersey, this charming period three-bedroom semi-detached home offers spacious and characterful accommodation in a superb location. Ideally positioned within easy reach of Sale Town Centre, Ashton-on-Mersey Park and the River Mersey, the property also benefits from excellent access to highly regarded local schools including Park Road Primary School, transport links and the many shops, restaurants and amenities the area has to offer.

Set back from the road, the property enjoys an appealing corner plot with a private rear garden, together with the added advantage of a driveway positioned to the rear providing convenient off-road parking.

Stepping inside, you are welcomed into a spacious entrance hallway which immediately showcases some of the property's attractive period character, including decorative coving and traditional corbels. To the front of the property is a generous box bay-fronted living room, offering an abundance of natural light, a feature fireplace provides an attractive focal point to the room.

To the rear is a second spacious reception room, currently providing an ideal dining and family area. This versatile room is perfect for both everyday family life and entertaining, with patio doors opening directly onto the private rear garden and creating a seamless connection between the indoor and outdoor spaces.

The kitchen is fitted with a comprehensive range of base and eye-level units, providing ample storage and worktop space, together with space for freestanding appliances. There is also plenty of room for a dining table and chairs, making this a practical and sociable kitchen. A rear door provides direct access to the garden.

A particularly useful addition is the cellar chamber, providing excellent storage space and a valuable feature often associated with properties of this period.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for families, couples or those requiring a dedicated home office. Completing the first-floor accommodation is the family bathroom suite. There is also a functional loft with drop down ladder currently being used as an office space.

Externally, the property continues to impress with its private rear garden, providing an excellent space for outdoor dining, entertaining and family life, while the driveway to the rear provides valuable off-road parking.



- EPC Grade E
- Freehold
- Council Tax C





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.