



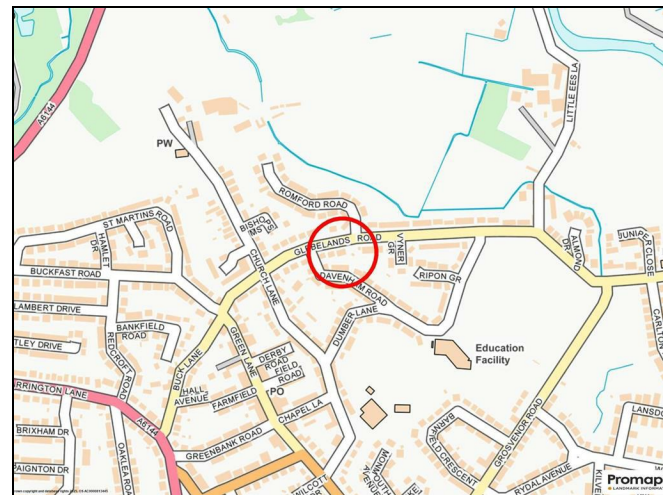
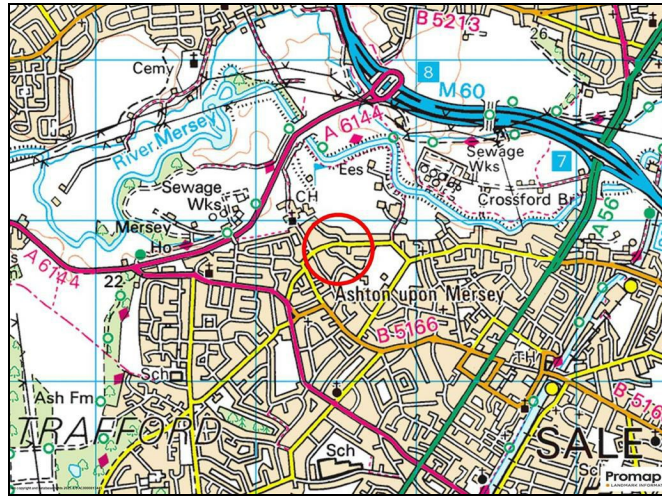
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INDEPENDENT ESTATE AGENTS

# 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

# 347 Glebelands Road

Sale, M33 5GR



**AN IMPRESSIVE, MUCH UPGRADED AND EXTENDED, THREE/FOUR BEDROOMED FAMILY HOME WHICH ENJOYS A FANTASTIC LARGER THAN AVERAGE PLOT. WIDE GARDEN PLOT WITH EXTENSIVE PARKING/GARDENS+GARAGE. IDEAL LOCATION FOR SCHOOLS/VILLAGE/ASHTON PARK.**

**Hall. Lounge. Family Room/Bed 4. Breakfast Kitchen. Utility + GF Shower room. Three good sized Bedrooms. Bathroom. Wonderful Gardens.**

**CONTACT SALE 0161 973 6688**

**Offers Over £525,000**



An impressive, comprehensively upgraded and extended, Three Bedroomed Family Home which enjoys fantastic family accommodation.

There are superbly proportioned rooms throughout, neutral redecoration and modern kitchen and bathroom fittings.

The location is ideal, being on this popular road within an easy reach of the Town Centre, Ashton on Mersey Village, Ashton Park just down the road and close to several of the popular Schools.

The property enjoys a fabulous larger than average plot, much wider than typically found, creating large gardens, extensive parking and Detached garage.

An internal viewing will reveal:

Entrance Porch with uPVC double glazed front door. Glazed door to the Hallway.

Hall. Having staircase rising to the first floor. Doors then open to the Lounge and Breakfast Kitchen.

Lounge. A well proportioned reception room having a uPVC double glazed angled bay window to the front. Attractive fireplace feature. uPVC double glazed French doors open to the gardens.

Breakfast Kitchen. Fitted with an extensive range of modern base and eye level units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built in stainless steel double oven with induction hob and extractor over. Integrated dishwasher. Ample space for a fridge freezer. Part vaulted ceiling with Velux window. uPVC double glazed window to the rear over looking the gardens. Breakfast bar. Door open to useful understairs storage. Door to the Family Room/Bedroom Four and a further door to the utility.

Family Room/Bedroom Four. A Superb addition to the property, currently used as a Bedroom, having a uPVC double glazed window to the front and side.

Utility. A good sized room, fitted with a range of Contemporary gloss finish base and eye level units with worktops over. Ample space for a washing machine and drter. uPVC double glazed window to the rear overlooking the gardens. Opaque uPVC double glazed door opens to outside. Wall mounted gas central heating boiler. Door to the Shower Room.

Shower Room. Fitted with a Contemporary suite comprising of: Enclosed shower cubicle with electric shower. WC. Vanity sink unit. Wall mounted heated chrome towel rail. Opaque uPVC double glazed window to the side.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. uPVC double glazed window to the side elevation. Doors then open to the Three Bedrooms and Bathroom. Loft access point.



The Loft has a pull-down ladder and has been floored and boarded out. Velux window.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden. Built-in wardrobes with matching dressing table.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Again, the room has built-in wardrobes and wall-mounted cupboards.

Bedroom Three, having a uPVC double glazed window to the front elevation.

The Bathroom is fitted with a suite and comprises of shaped panelled bath with thermostatic shower over and curved glass shower screen, wash hand basin and WC. Tiled floor. Tiled walls. Opaque, uPVC double glazed window to the side elevation. Wall-mounted, heated, polished chrome towel rail radiator.

Outside the property sits within a much large than average plot, enjoys huge width and is approached via a paved driveway which leads to large double gates which open up to the side of the property where there is extensive further paved area leading to the main garden. To the rear is a lawned garden with established borders and paved and decked patio areas. There is a Detached Garage at the back of the garden.

So much space on offer!

Approx Gross Floor Area = 1160 Sq. Feet  
= 107.8 Sq. Metres

