



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

**Offers Over: £450,000**

*Freehold*

# Glebelands Road, Sale, Trafford, M33

**\*\*OFFERED WITH NO ONWARD CHAIN\*\***

Situated on sought-after Glebelands Road, directly opposite the beautiful open green space of Ashton Park and within close proximity to Ashton upon Mersey Village and Sale Town Centre, this stunning period semi-detached home offers the perfect blend of character, style and modern living. Immaculately presented and truly turn-key, the property effortlessly combines original and replica period features with tasteful contemporary finishes throughout.

The property is approached via a block paved driveway providing off-road parking with an EV charge point. A charming tiled feature step leads to the striking red front door, opening into a welcoming entrance hall that immediately sets the tone for the quality within.

To the right, the elegant living room boasts a feature living flame gas fire, original wood flooring and decorative coving, creating a warm and inviting space. A large window fitted with plantation shutters frames delightful park views, filling the room with natural light while maintaining privacy.

To the rear of the property is a beautifully appointed dining room, complete with a cast iron fire surround and stylish French doors opening onto the rear garden, ideal for entertaining or family gatherings. A generous under-stairs storage cupboard adds practicality, while an archway leads seamlessly into the contemporary kitchen. The kitchen is recently fitted with a stylish range of light grey base and eye-level units complemented by Corian seamless joint work surfaces and integral appliances. A window overlooking the garden enhances the light and airy feel of this impressive space.

The first floor offers two well-proportioned bedrooms. The principal bedroom features illuminated fitted wardrobes and drawers, while the front bedroom enjoys open park views and benefits from a fitted corner wardrobe. A spacious landing leads to the family bathroom, which is fitted with a modern three-piece suite and storage.

Occupying the entire second floor is a superb double bedroom, enhanced by three skylights that flood the space with natural light. This floor also benefits from an en-suite shower room, creating a versatile and private retreat ideal for guests or growing families.

Externally, the property enjoys a unique and thoughtfully designed rear garden. An Indian stone paved patio and pathway lead to a large enclosed 'secret garden' which is a private sun trap each summer featuring an artificial lawn and, offers a low-maintenance yet highly usable outdoor space perfect for relaxation and entertaining. A outhouse provides a fantastic utility space and additional storage.



Total area: approx. 101.2 sq. metres (1089.6 sq. feet)

- Freehold
- EPC TBC
- Council Tax C





## The Property Man

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### Disclaimer

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