



22 Glebelands Road, Manchester
Manchester

Offers Over £260,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



22 Glebelands Road

Manchester

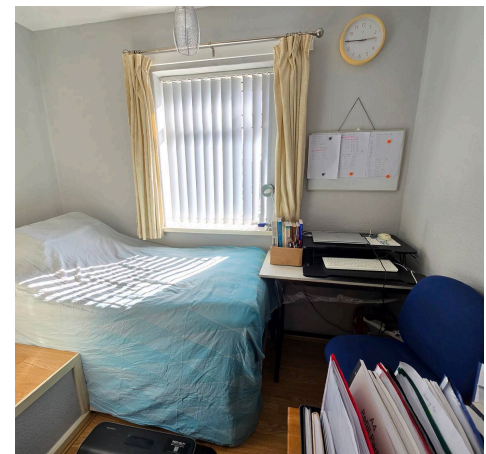
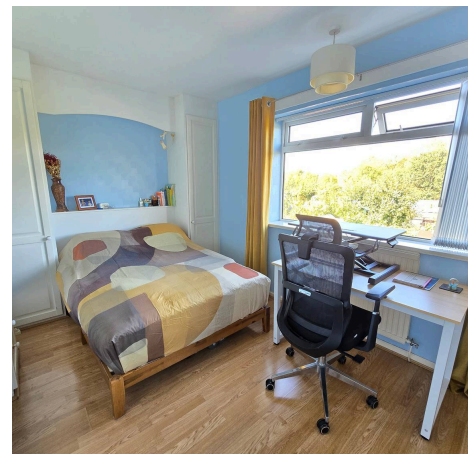
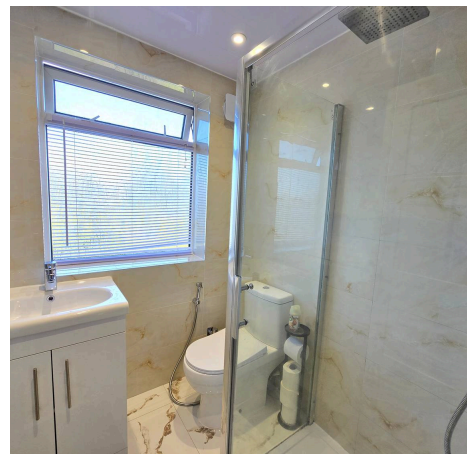
Well-proportioned three-bedroom terrace with two reception rooms, modern kitchen, utility, off-road parking, and views over allotments. Convenient for Wythenshawe Hospital and retail parks. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- WONDERFUL MIDDLE TERRACE HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GOOD SIZE PANTRY/UTILITY
- PLEASANT OUTLOOK OVER ALLOTMENTS TO REAR
- DRIVEWAY
- FITTED WARDROBES/STORAGE TO BEDROOMS
- ENCLOSED REAR GARDEN
- CONVENIENT REACH OF WYTHENSHAW HOSPITAL AND RETAILS PARKS



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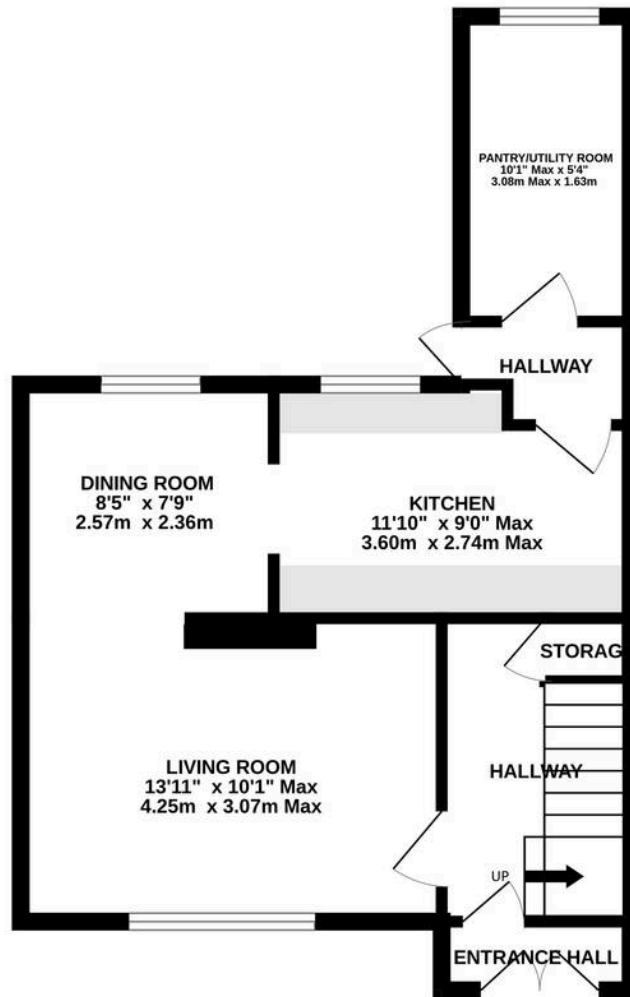
Manchester

This wonderful middle terrace home presents a fantastic opportunity to purchase a well proportioned, three bedroom home in an extremely convenient location. The property offers two inviting reception rooms, each offering a versatile setting for both relaxed family living and more formal entertaining. The principal living area is thoughtfully appointed, providing a welcoming atmosphere enhanced by tasteful finishes and a sense of light throughout. Adjoining the reception spaces, a well-proportioned kitchen benefits from a good size pantry and utility area, ensuring practical storage and effortless day-to-day organisation. Upstairs, three bedrooms await, each thoughtfully designed to maximise comfort and functionality. The bedrooms enjoy pleasant outlooks, with the rear aspect framing views over allotments that lend a serene backdrop to daily life. The family shower room has a contemporary suite, complementing the home's commitment to both style and practicality. Additional features include a driveway, providing valuable off-road parking and further enhancing the property's appeal. The location is particularly advantageous, set within convenient reach of Wythenshawe Hospital and a selection of retail parks, ensuring that essential amenities and leisure opportunities are always close at hand.

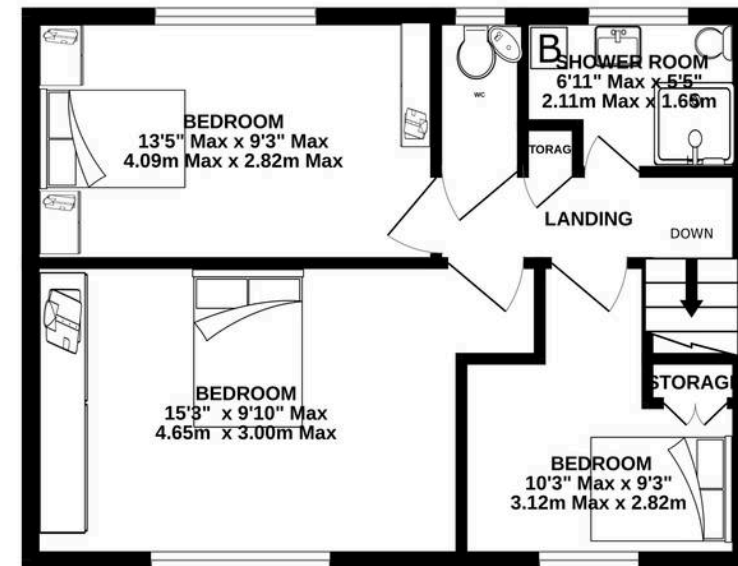
Agents Note: Property is Freehold. Solar Panels have a 25 year lease from 3/09/2012 and we are informed this is under a peppercorn rent.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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