



ASHWORTH HOLME
Sales · Lettings · Property Management



71 GLEBELANDS ROAD, M33 6LJ
£395,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED AND HIGHLY ATTRACTIVE TWO DOUBLE BEDROOM PERIOD MID TERRACE HOME, OFFERING WELL PROPORTIONED ACCOMMODATION ARRANGED OVER THREE FLOORS, RETAINING A WEALTH OF PERIOD FEATURES AND BENEFITTING FROM AN UNUSUALLY LARGE REAR GARDEN. SUPERB LOCATION WITHIN EASY WALKING DISTANCE OF DANE ROAD METROLINK, SALE TOWN CENTRE AND ASHTON PARK.

This charming period home offers an excellent blend of traditional character and modern comfort, with a number of attractive original features including stripped and varnished floorboards, original joinery and ornate ceiling coving. The property forms part of a highly desirable and convenient location, perfectly placed for the excellent amenities of Sale Town Centre, Dane Road Metrolink and the green open spaces of Ashton Park.

The accommodation comprises an entrance porch, a spacious and attractive lounge featuring ornate ceiling coving, a separate dining room with beautiful stripped and varnished floorboards and a fitted kitchen. There are also two useful cellar rooms providing additional storage space. To the first floor are two generously proportioned double bedrooms and a spacious bathroom fitted with a four piece suite, complemented by further stripped and varnished floorboards. Externally, a particular highlight is the unusually large rear garden, predominantly laid to lawn with an initial patio seating area, mature shrubbery displays and panelled fencing providing enclosure.

To the front is an attractive walled garden which enhances the property's charming period appearance.

A SUPERB CHARACTER HOME IN A HIGHLY SOUGHT AFTER LOCATION.

KEY FEATURES

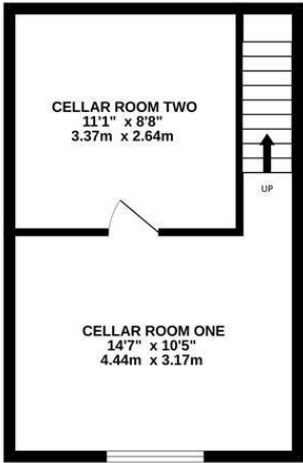
- Attractive two bedroom period terrace
- Spacious lounge with ornate coving
- Fitted kitchen and cellar rooms
- Large rear garden with patio
- Beautifully presented throughout
- Dining room with original floorboards
- Bathroom with four piece suite
- Walk to Sale Centre and Metrolink



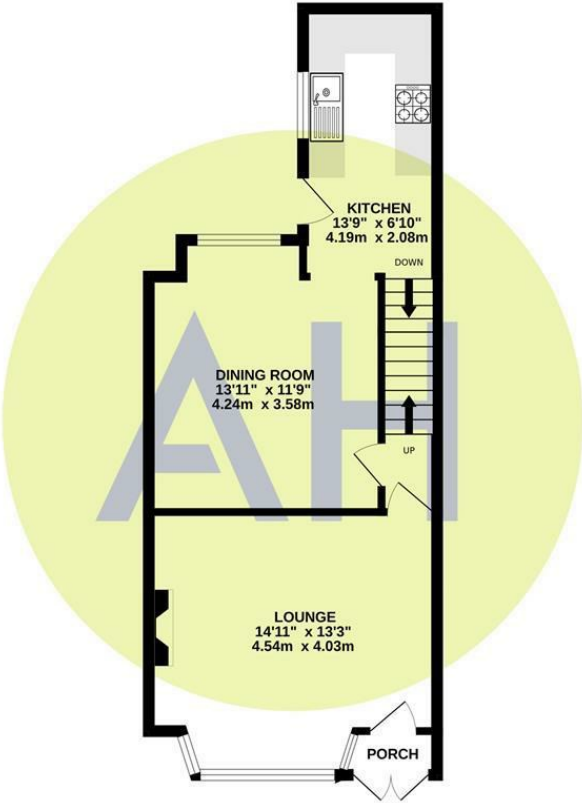




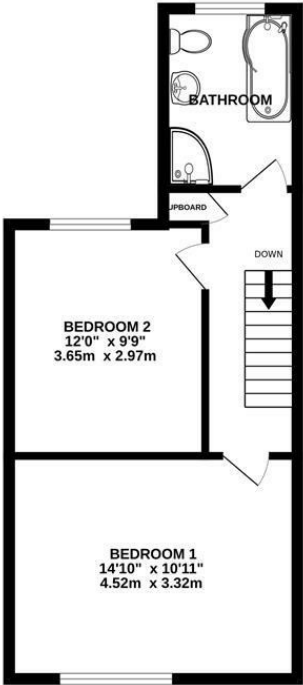
BASEMENT LEVEL
325 sq.ft. (30.2 sq.m.) approx.



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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