



Glebelands Road, Sale, Trafford, M33

Offers Over: £330,000

Leasehold

Glebelands Road, Sale, Trafford, M33

This superb and stylishly presented mid-terrace property has been thoughtfully improved and modernised by the current owners to create a spacious, contemporary home ideally suited to first-time buyers, professional couples, young families or those looking to downsize without compromising on space or location.

The property has undergone a comprehensive programme of upgrades in recent years, including a full rewire of the electrical installation, installation of a premium 'Solidor' composite entrance door, replacement floor coverings throughout, complete redecoration, and the removal of the dividing wall between the lounge and dining room to create an impressive open-plan living and entertaining space. Further enhancements include the installation of French doors from the kitchen providing direct access to the rear garden, together with boarding of the loft space to provide excellent additional storage.

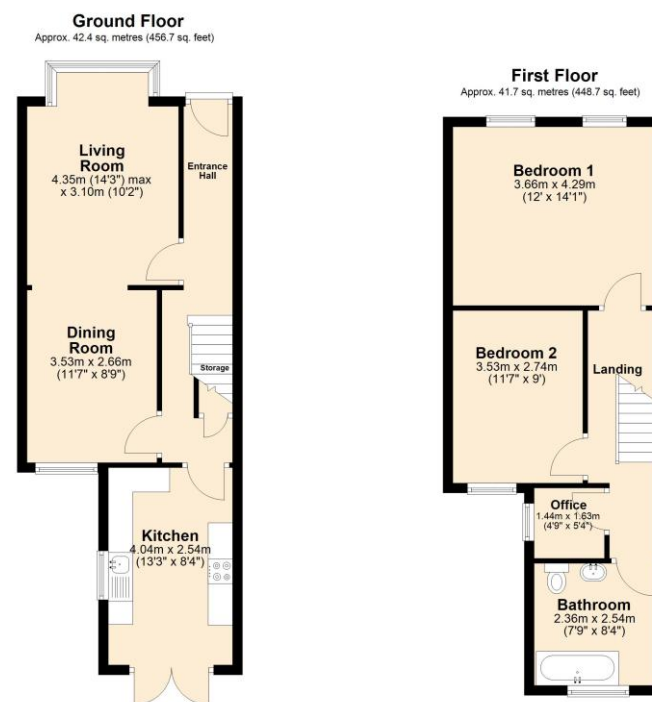
Internally, the accommodation is bright, spacious and well proportioned throughout. In brief, the ground floor comprises a welcoming entrance hallway leading into a generous open-plan lounge and dining area, offering ample space for both relaxing and entertaining. The kitchen has been fitted with a range of modern units and benefits from French doors opening onto the rear garden, allowing plenty of natural light to flood the space.

To the first floor there are two excellent double bedrooms, a versatile dressing room/home office which could suit a variety of uses, and a spacious contemporary bathroom fitted with a modern suite.

Externally, the property enjoys an attractive, sunny and low-maintenance rear garden ideal for outdoor dining and entertaining, whilst to the front there are enclosed walled gardens enhancing the property's kerb appeal.

Occupying a highly convenient and sought-after location, the property is within easy walking distance of Sale Town Centre, with its excellent range of shops, cafés, bars and restaurants. The property also enjoys close proximity to the picturesque River Mersey and Ashton Park, offering excellent opportunities for walking, cycling and outdoor recreation. The area is well regarded for its excellent local schooling options, including Park Road Primary School, although buyers are advised to verify catchment eligibility directly with the relevant schools.

- Leasehold 999 years from 1 November 1905
- £4 pa Ground Rent
- EPC TBC
- Council Tax B



Total area: approx. 84.1 sq. metres (905.4 sq. feet)





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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.