



pearson  
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18 GLEBELANDS ROAD  
Manchester, M25 1NE  
£650,000

# 18 GLEBELANDS ROAD

## Property at a glance

- Five Bedrooms
- Huge South Facing Rear Garden
- Walking distance to Metrolink
- Accommodation over Three Floors
- In Out Driveway
- Three Bathrooms
- No Onward Chain
- Freehold

This superb double fronted detached property is located within a short stroll of Prestwich Village with all the bars, restaurants, shops it has to offer and not forgetting of course the Metrolink. With accommodation over three floors and the largest garden we have seen for quite some time, this will make an amazing family home for the lucky new owners.

The rear of the property has several Juliet balconies, which really make the most of the views over the amazing southerly facing garden.

The accommodation on offer comprises briefly a storm porch with leaded glass doors opening onto the internal hallway. Dining room with double doors to the lounge complete with solid fuel stove style burner. To the rear of the lounge is a sunroom with double doors and a Juliet balcony overlooking the rear garden. Off the hallway includes a large utility room and a downstairs W.C. Completing the ground floor is a stunning modern kitchen featuring a large central island with top of the range appliances, units and worksurfaces. To the first floor are four double bedrooms, the main having an En Suite wet room and a contemporary family bathroom.

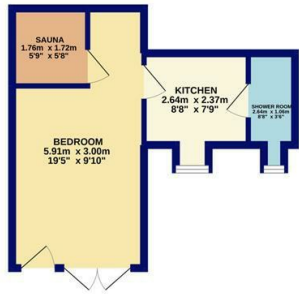
The basement level which is accessed via the rear patio has a large open plan bedroom with a seating area which could easily be used as a home office, gym etc. Sauna, small kitchen and shower room.

To the front of the property is a large in/out drive with a power point to charge an electric vehicle. The rear garden is the undoubted Jewel in the Crown of this amazing home, southerly facing, considerably larger than expected it has several separate areas and a huge patio ideal for entertaining or al fresco dining.

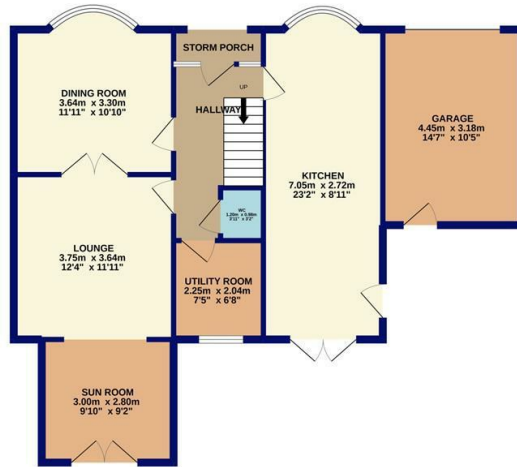




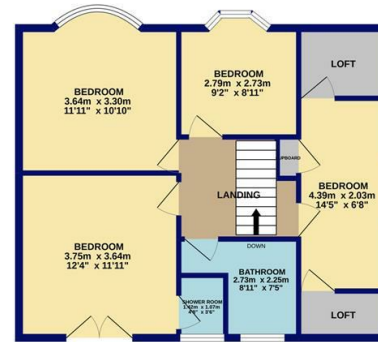
BASEMENT  
25.6 sq.m. (275 sq.ft.) approx.



GROUND FLOOR  
82.9 sq.m. (893 sq.ft.) approx.

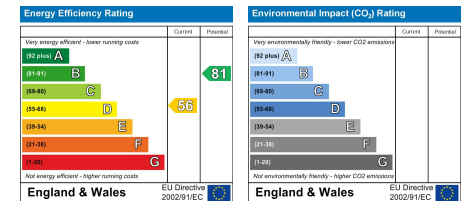


1ST FLOOR  
60.1 sq.m. (647 sq.ft.) approx.



TOTAL FLOOR AREA : 168.6 sq.m. (1815 sq.ft.) 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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