



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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121 Glebelands Road

Sale, M33 6LP



£595,000

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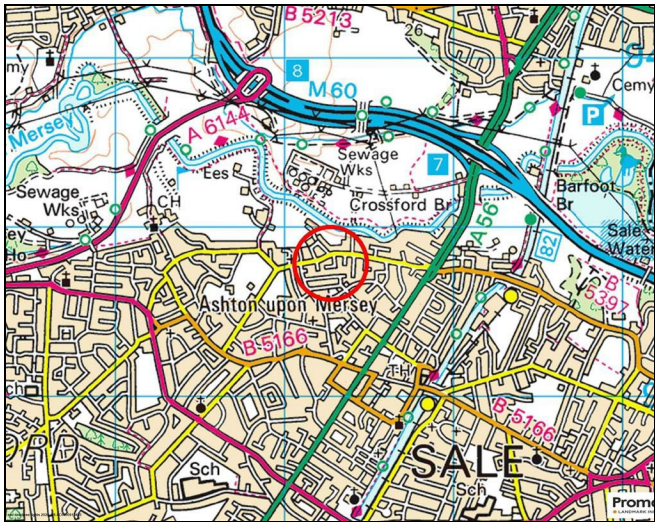
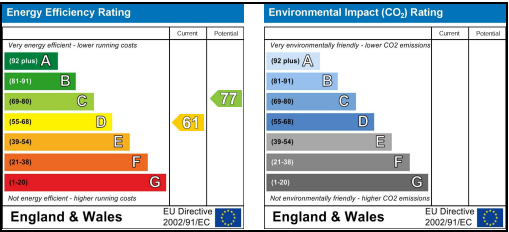
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

AN IMPRESSIVE, COMPREHENSIVELY UPGRADED AND EXTENDED, THREE BEDROOMED PERIOD SEMI DETACHED WHICH OFFERS OVER 1500 SQFT OVER FOUR FLOORS INC USEABLE LOFT AND CELLAR CONVERSIONS. FULL OF CHARACTER. IDYLIC LOCATION HIDDEN FROM THE ROAD. LOVELY ESTABLISHED GARDENS. DRIVEWAY.

Hall. Lounge. Sitting Room. Breakfast Kitchen. Conservatory. GF Bathroom. Useful Converted Cellar. Three Bedrooms. Shower Room. Loft Conversion. Superb gardens to three sides. Driveway parking. A wonderful individual period property! Energy Rating:

CONTACT SALE 0161 973 6688



in detail

A beautiful and individual, comprehensively upgraded and extended Three Bedroomed Period Semi Detached which offers over 1500 sqft of accommodation over four floors including loft and cellar conversions. A wonderful family home with lots of character!

The property is full of character, lovely fireplaces, stained glass windows, and coved ceilings.

The house is beautifully hidden from the road in secluded established gardens to three sides, accessed either from a gated pathway on Glebelands Road and to the rear from Woodfield Grove.

Its a very convenient location perfect for Ashton Park and the in demand Park Road Primary School as well as being within an easy reach of the Town Centre.

In addition to the accommodation there are landscaped gardens to three sides and a driveway to the rear along with storage outhouse.

An internal viewing will reveal:

Canopy Porch with step-up to an opaque, glazed, original panelled front door with arched window above.

Entrance Hallway, having a uPVC double glazed window to the front elevation. Coved ceiling. Stripped panelled doors then open to the Lounge and Sitting Room.

Sitting Room. A lovely Reception Room, having two, reproduction, uPVC double glazed sash windows to the front elevation. Two, beautiful stained and leaded glass windows to either side of the chimney breast. Exposed brick chimney breast with cast iron woodburning stove. Coved ceiling.

Lounge. An excellent sized Reception Room, having two, original leaded windows to the side elevation with stained glass motifs. This room also enjoys an exposed brick chimney breast with cast iron woodburning stove. Door to the kitchen and a door with access down to the cellars.

Kitchen. Fitted with a range of base and eye level units with worktops over and inset curcular sink unit with 'spray' mixer tap. Space for a range cooker. Space for a dishwasher. Opening into the Conservatory and a door to the ground floor Bathroom. UPVC double glazed door opens to the rear.

Cellars. The cellars have been converted some time ago, no current building regs, but provide rally useful space. Having a window to the front, bar area and a door to a Utility cupboard which has space and plumbing for a washing machine and also houses the gas central heating boiler.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Stripped panelled doors then open to the Three Double Bedrooms and Shower Room. Staircase rises to the Converted Loft Space.

Bedroom One. A superb, large Double Bedroom, having two, reproduction, uPVC double glazed sash windows to the front elevation. Period, cast iron fire surround to the chimney breast. Coved ceiling. Opening to a useful recess currently used as a dressing table area with inset spotlights.

Bedroom Two. Another good-sized Double Bedroom, having uPVC double glazed windows to the rear and side elevations. Coved ceiling.

Bedroom Three, having a leaded, uPVC double glazed window to the rear elevation overlooking the Gardens.

The Shower Room is fitted with a suite and comprises of an enclosed shower cubicle with thermostatic shower, WC and wash hand basin.

Converted Loft Room. The Loft has been converted, no building regs, to provide excellent additional space, having a skylight Velux window to the rear elevation.

