



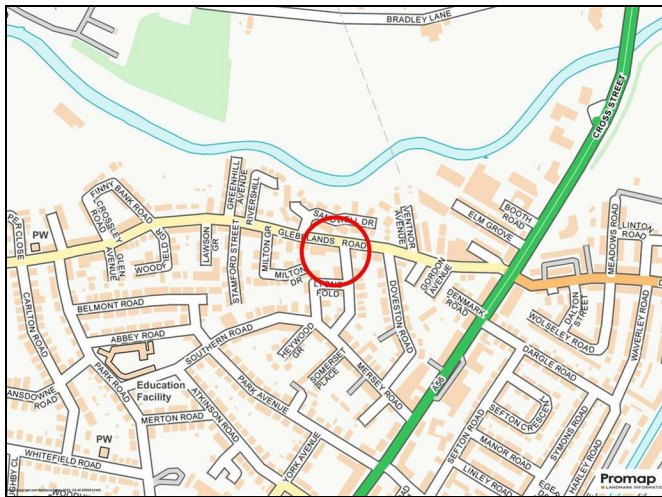
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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 33 Glebelands Road Sale, M33 6LH



A FABULOUS, COMPREHENSIVELY UPGRADED AND IMPROVED, THREE DOUBLE BEDROOMED PERIOD PROPERTY WITH DRIVEWAY PARKING TO THE REAR AND LOVELY REAR GARDEN. OVER 1500 SQFT OF ACCOMMODATION OVER FOUR FLOORS.

Hall. Lounge. Dining Room. Kitchen. Large Utility. Converted Cellar. Three Dbl Bedrooms. Spacious Bathroom. Courtyard and establishehd rear garden.

CONTACT SALE 0161 973 6688

Offers Over £450,000



in detail



A Fabulous, comprehensively upgraded and improved, Three Bedroomed Period Terrace which offers impressive Accommodation over Four Floors extending to over 1500 sqft.

The location is just ideal, being within an easy reach of the Town Centre and close to several of the Schools including Park Road Primary.

Internally, the property offers excellent sized rooms throughout and modern kitchen and bathroom fittings.

In addition to the Accommodation, there is Driveway Parking to the rear and a lovely rear garden

An internal viewing will reveal:

Entrance Hallway, having panelled front door with arched window above. Beautiful decorative tiled floor. Staircase rises to the First Floor. Panelled doors then open to the Lounge and Dining Room.

Lounge. A well-proportioned Reception Room, having a wide-angled, three section bay window to the front elevation. Period fireplace feature to the chimney breast. Coved ceiling. Wood flooring.

Dining Room. Another excellent sized Reception Room, having a set of sliding doors opening to the rear. Fireplace feature to the chimney breast. Opening into the Kitchen.

The Kitchen is fitted with a range of base units with 'T' bar handles with worktops over and inset, one and a half bowl stainless steel sink unit with mixer tap. Built-in, electric double oven with four ring gas hob. Integrated dishwasher. Inset spotlights to the ceiling. Tiled floor. uPVC double glazed window to the rear elevation. Glazed door through to the Utility Room.

The Utility Room fitted with a base unit with worktops over and inset, stainless steel sink unit. Space and plumbing beneath suitable for a washing machine. Wall-mounted, 'Worcester' gas central heating boiler. Tiled floor. Opaque, uPVC double glazed door and window open to outside.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. A further spindled staircase rises to the Second Floor. Panelled doors provide access to Two of the Double Bedrooms and Bathroom. Dado rail surround. Inset spotlights.

Bedroom One. a superb, large Double Bedroom, having two uPVC double glazed windows to the front elevation. Built-in wardrobes to each of the alcoves.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation.



A spacious Bathroom fitted with a suite, comprising of freestanding, double-ended bath with central chrome mixer taps, wet room-style, large, walk-in shower enclosure with thermostatic shower, wash hand basin and WC. Wall-mounted, heated, period-style towel rail radiator. Opaque, uPVC double glazed window to the side elevation. Inset spotlights to the ceiling. Tiled floor.

Second Floor Landing, having a door providing access to Bedroom Three.

Bedroom Three. A superb, large Double Bedroom, having a uPVC double glazed window to the rear elevation. Exposed brick wall feature. Door provides access to useful storage cupboard.

To the rear the property has a rear courtyard which leads to a lovely lawned garden with raised decked patio and established borders surrounding.

At the back of the property is a private driveway for a least two cars accessed from Mersey Road, something not typically found with similar houses!

So much space on offer and with driveway parking! Offered with no chain!

- FREEHOLD
- COUNCIL TAX BAND - C

