



ASHWORTH HOLME
Sales · Lettings · Property Management



214 GLEBELANDS ROAD, M33 5QU
£525,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO-BEDROOM DETACHED BUNGALOW, OCCUPYING A PRIME POSITION ON GLEBELANDS ROAD WITH AN OPEN FRONT ASPECT OVERLOOKING ASHTON PARK.

Opportunities to purchase a bungalow of this quality, size and setting are genuinely rare, particularly one that is in excellent condition throughout and ready to move straight into.

The property extends to over 11000-SqFt including the single garage and occupies a generous plot with large front and rear gardens, giving a real sense of space both inside and out. The frontage provides good separation from the road, while the rear garden enjoys a high degree of privacy. The property is warmed by gas central heating and double glazed throughout.

Internally, the accommodation is exceptionally well cared for and arranged around a spacious and welcoming entrance hallway which gives access to all principal rooms. The lounge is light and comfortable, with access to the garden and open to a separate dining area, creating a practical and flexible living space. The modern dining kitchen is well proportioned and provides direct access to the rear garden, making it ideal for everyday use as well as entertaining. There are two double bedrooms, including a generous master bedroom with dual-aspect windows and fitted bedroom furniture. A modern bathroom completes the internal accommodation. In addition, there is a large loft space which offers excellent potential for conversion, subject to the necessary consents, for those looking to expand the living space further in the future. Externally, the property continues to impress. To the rear is a large, private garden, mainly laid to lawn and well screened. To the front are further well-maintained and mature gardens, along with a driveway providing ample off-road parking which leads down the side of the property to the detached single garage. NO ONWARD CHAIN.

KEY FEATURES

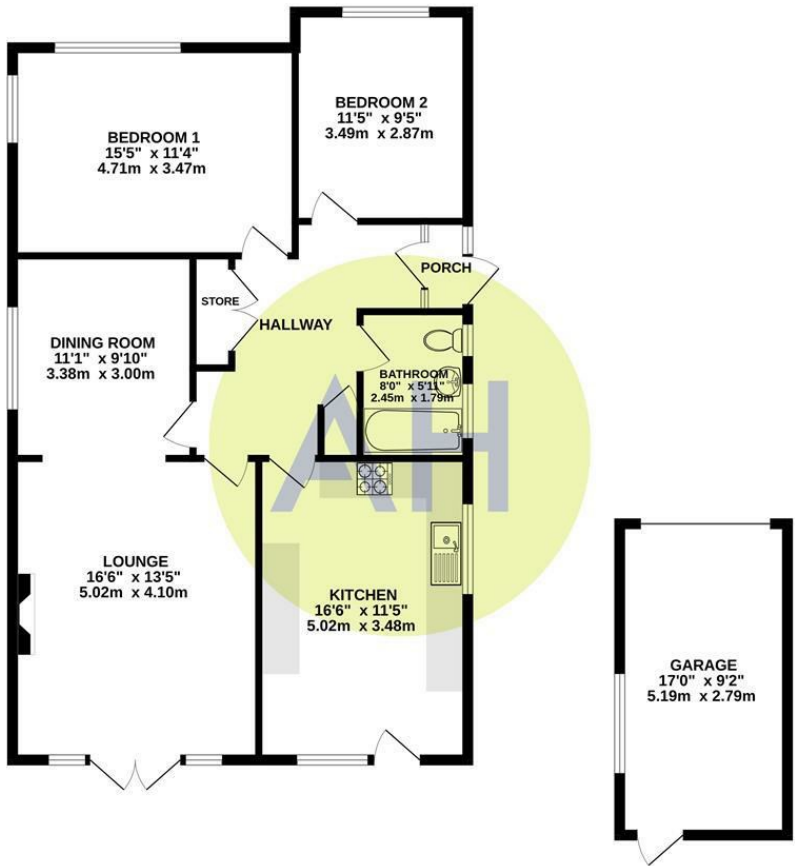
- Attractive detached bungalow with open aspect
- Large, very private and well maintained gardens
- Impressive through lounge/dining room
- Detached single garage and ample off road parking
- Leasehold 934 years remaining
- Spacious with over 1100-SqFt of accommodation
- Modern bathroom and dining kitchen
- Ready to move into and enjoy!
- Overlooking Ashton Park to the front
- No onward chain - Hassle free







GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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.
Made with Metropix 52026

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.

