



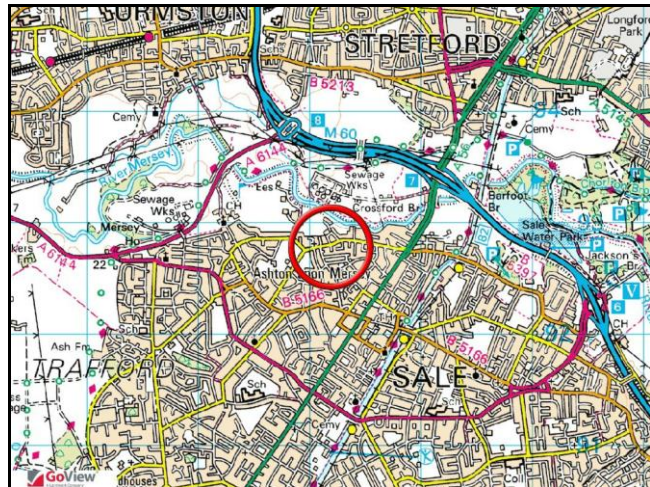
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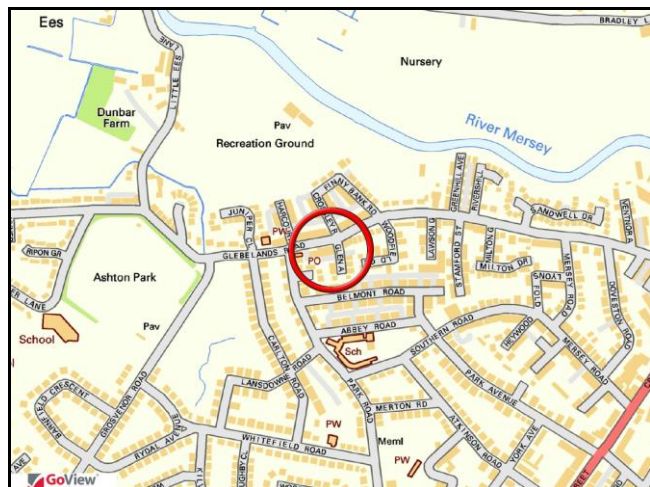


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, take the 1<sup>st</sup> right to stay on Hayfield Street and then take a sharp right onto Sibson Road and continue along for some time. Turn left onto Ashton Lane. Stay on Ashton Lane and then turn right onto Park Road. Continue along Park Road for some time and then turn left into Glebelands Road. The property will be found on the left hand side.



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# 143 Glebelands Road Sale, M33 6LP

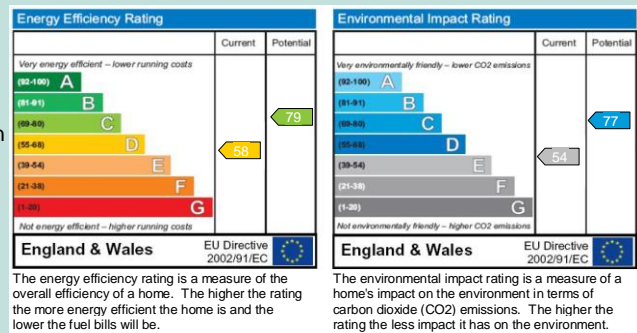


**A SUPERBLY PROPORTIONED TWO DOUBLE BEDROOMED PERIOD TERRACE WHICH ENJOYS A LOVELY BROADLY SOUTH FACING COURTYARD GARDEN.**

24' Hallway. Lounge. Dining room. Re-fitted Kitchen. Two Double Bedrooms both with wardrobes. Re-fitted Bathroom with Shower Cubicle and Sep WC. Walled Courtyard Garden. Ideal location close to Schools and Ashton Park.

## energy efficiency

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



“ Much bigger than you might think! ”

**£230,000**

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





A superbly-proportioned, Two Double Bedroomed Period Terrace which enjoys a lovely broadly south facing Courtyard Garden.

The property is well-presented throughout with neutral re-decoration and modern Kitchen and Bathroom fittings.



The location is very popular being within an easy reach of the Town Centre, Ashton Park just down the road and close to several of the popular Schools including Park Road and Wellfield.

An internal viewing will reveal:

## The accommodation

Canopy covered Porch with step-up to an opaque, glazed front door with window above. Coved ceiling. Panelled doors provide access to the Lounge, Dining Room and Kitchen. Useful understairs storage cupboard. Spindled staircase rises to the First Floor. Modern, wood-effect flooring.

14'5" x 10'2" Lounge. A superb, large Reception Room having a wide, square-bay UPVC double glazed window to the front elevation. Coved ceiling. Picture rail surround. Continuation of the modern wood-effect flooring.

11'7" x 8'11" Dining Room. Another good-sized room having a UPVC double glazed window to the rear elevation. Coved ceiling. Picture rail surround. Hollowed-out chimney breast feature. Continuation of the modern wood-effect flooring.

13'4" x 8'5" Kitchen. An excellent-sized Kitchen fitted with a range of base and eye-level units with oversized 'T' bar handles and worktops over with inset stainless steel sink unit and mixer tap. Hollowed-out chimney breast feature with inset oven and exposed beam over. Ample space for freestanding appliances. Ceramic tiling to the return of the worksurface area. Tiled floor. Glazed window to the side elevation. Opaque glazed door provides access to the rear Garden.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Panelled doors then provide access to the Two Double Bedrooms, Bathroom and Separate WC. Loft access point.

14'1" x 12' Bedroom One. A well-proportioned Double Bedroom having Two, UPVC double glazed windows to the front elevation. Modern built-in wardrobes to each of the chimney breast alcoves.

11'8" x 9'1" Bedroom Two. Another good-sized Double Bedroom having a UPVC double glazed window to the rear elevation. Built-in, full-height wardrobe to One of the alcoves. Picture rail surround. Modern wood-effect flooring.

8'5" x 7'11" Bathroom re-fitted with a modern white suite with chrome fittings and comprises of: double-ended panelled bath with central chrome mixer taps, separate enclosed shower cubicle, pedestal wash hand basin. Tiled floor. Opaque, UPVC double glazed window to the rear elevation.

Separate WC fitted with a low-level WC with push button flush. Wall-hung wash hand basin. Part-tiled walls. Tiled floor. Opaque, UPVC double glazed window to



the side elevation.

## Outside

Outside to the front, the property is approached via a wrought iron gate opening to a Garden frontage with Pathway leading to the front door.

To the rear, the property enjoys a favourably south facing, paved rear Courtyard Garden with covered Patio Area.

Much bigger than you might think!

Approx Gross Floor Area = 917 Sq. Feet  
= 85.2 Sq. Metres

