



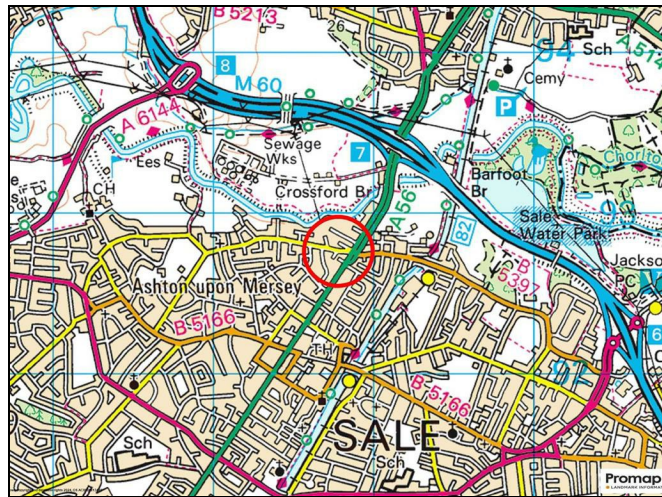
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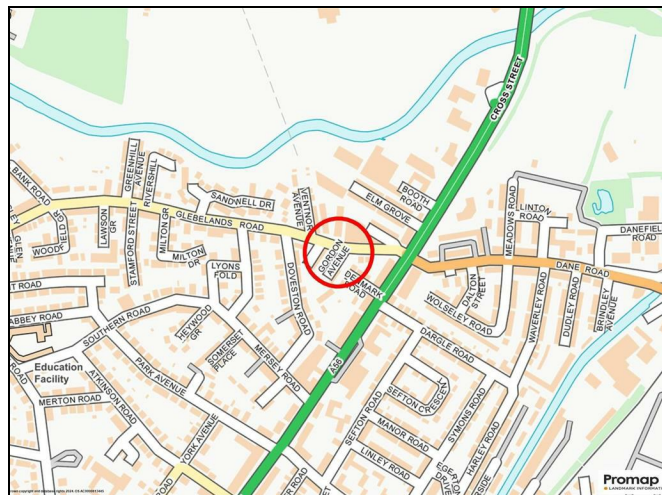


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St then left onto Sibson Rd/B5166. Continue to follow B5166 and straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd and turn right onto Cross St/A56. Turn left onto Glebelands Rd and the property will be on the left



# 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 | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |
|---|--|-------------------------|-----------|---|--|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |
| (92 plus) A                                 |  |                         |           | (92 plus) A   |  |
| (81-91) B                                   |  |                         |           | (81-91) B   |  |
| (69-80) C                                   |  |                         |           | (69-80) C   |  |
| (55-68) D                                   |  |                         |           | (55-68) D   |  |
| (39-54) E                                   |  |                         |           | (39-54) E   |  |
| (21-38) F                                   |  |                         |           | (21-38) F   |  |
| (1-20) G                                    |  |                         |           | (1-20) G  |  |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |
| England & Wales                             |  | EU Directive 2002/91/EC | 78        | England & Wales   |  |

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.



INDEPENDENT ESTATE AGENTS

# 11 Glebelands Road Sale, M33 6LZ



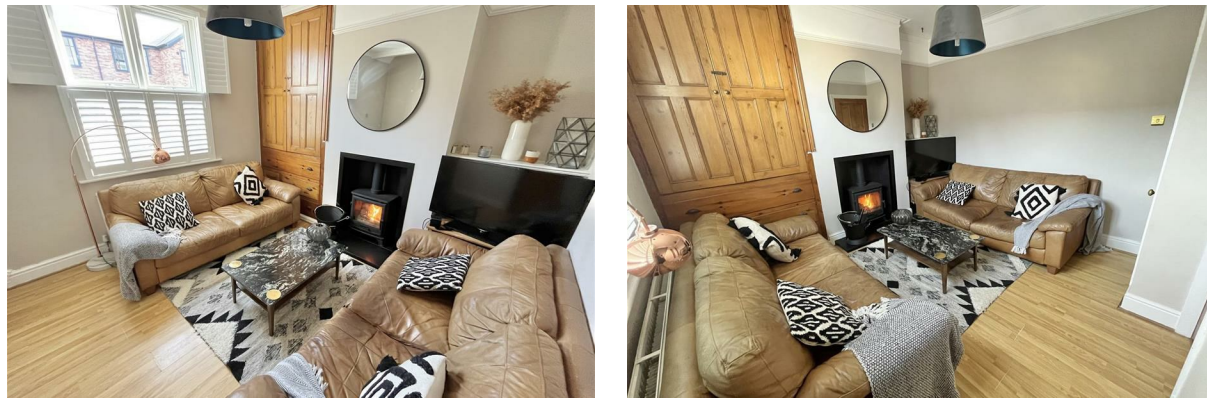
**A STYLISH, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO DBL BEDROOM PERIOD END TERRACE IDEALLY POSITIONED WITHIN AN EASY REACH OF THE TOWN CENTRE + METROLINK. CONTEMPORARY KITCHEN AND BATHROOM. LOVELY PERIOD FEATURES.**

**Hall. Lounge. Dining Room. Kitchen. Utility Room. Two Double Bedrooms. Bathroom. Enclosed Courtyard.**

**CONTACT SALE 0161 973 6688**

**£295,000**

# in detail



A stylish, comprehensively upgraded and improved, Two double Bedroomed Period End Terrace which enjoys good-sized rooms throughout.

Internally, the property has been greatly improved to include neutral re-decoration, Plantation shutters and re-fitted Contemporary design Kitchen and Bathroom fittings.

The location is so convenient, being within an easy reach of the Town Centre and the Metrolink at Dane Road.

In addition to the Accommodation, there is an enclosed Courtyard.

An internal viewing will reveal:

Hallway, having a glazed pannelled front door with window above. Doors then open to the Lounge and Dining Room.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation with attractive Plantation shutters. Lovely fireplace feature with cast iron woodburning stove set within a hollowed out chimney breast. Built in cupboard with stripped double doors to one of the alcoves. Door opens to the utility room. Staircase rises to the first floor. Coved ceiling. Picture rail surround.

Utility room. A really useful additional space having a fitted worktop with space and plumbing suitable for a washing machine. Wall mounted gas central heating boiler. UPVC double glazed window to the side.

Dining Room. Another good-sized Reception Room, having a uPVC double glazed window to the side elevation. Opening to the kitchen.

The Kitchen has been re-fitted with a range of base and eye-level units with worktops over with inset sink unit with mixer tap. Built-in, stainless steel fronted oven with four ring hob and extractor over. Integrated fridge freezer. Integrated dishwasher. UPVC double glazed window and door open to outside. Inset spotlights.

First Floor Landing, having doors opening to the Two Bedrooms and Bathroom.



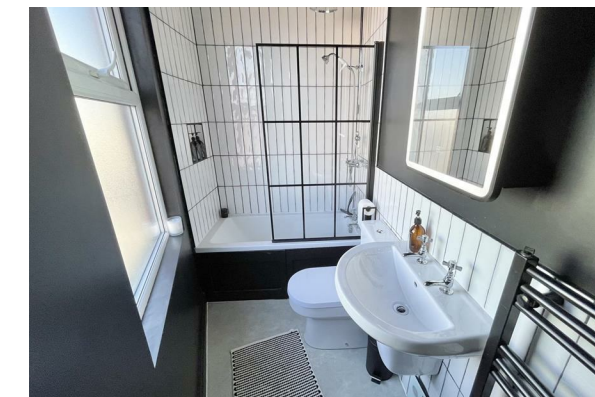
Bedroom One. An impressive, large Double Bedroom, having uPVC double glazed windows to the rear and side elevation. Stripped wooden floors. Period fire surround to the chimney breast.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the side elevation. Stripped wooden floors. Period fire surround to the chimney breast.

Bathroom. Re fitted with a white suite with chrome fittings, comprising of: panelled bath with thermostatic shower over and Crittall design shower screen. WC. Wall hung wash hand basin. Wall mounted heated towel rail radiator. Opaque, uPVC double glazed window to the front.

Outside to the rear, the property enjoys a walled courtyard.

Such a convenient place to live!



Approx Gross Floor Area = 866 Sq. Feet  
= 80.5 Sq. Metres

