



59 Glebelands Road, Sale, Cheshire, M33 6LH

A FOUR BEDROOM 1907 EDWARDIAN DETACHED property enjoying a CORNER PLOT surrounded by private gardens. A great size family home close to Ashton-On-Mersey Village, within catchment area of popular schools and within walking distance of Dane Road Metrolink. The property offers to the ground floor an entrance hallway leading to a living room with a feature cast iron log burner, separate dining room, the rear and side of the property has been extended creating a superb kitchen/dining room, with utility room and W/C. The first floor there are three bedrooms and a modern four piece suite bathroom. To the second floor the loft conversion offers a fourth double bedroom with storage space in the eaves. Externally the property is surrounded by a brick built wall and high hedge boundaries, double electric iron gates lead to a tarmac driveway providing off road parking for several vehicles. A garden continues down the side of the property leading to the rear garden and access to a further second driveway.

There are nine solar panels on the roof which total 2.25 kw. Please call the office for further information.
Seven cameras around outside for security, connected to phone or computer and viewed in real time or looked at recorded in the house.
Central heating also connected to the mobile (NEST thermostat) Smart meters. Cavity wall insulation.

£600,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Ground Floor

Entrance Porch

Wooden and glass insert door with NEST doorbell leading to the porch, door to entrance hallway.

Entrance Hall

Stairs to first floor, wall mounted security intercom system, Kardean flooring, high picture rail, security alarm system.

Living Room

12'4" x 12'0" excluding bay

A large living area with a double glazed bay window to the front elevation, radiator, cast iron log burner, picture rail, T.V point, telephone point.

Lounge

13'10" x 12'5" into bay

Another great size reception room with double glazed bay window to the side. Ceiling coving, picture rail and radiator.

Dining Room

17'1" widest point x 13'4"

Large velux window and wooden French doors leading to a garden patio area, radiator,

recess ceiling down lighting, under stairs storage cupboard access to the utility room. Tiled flooring with under floor electric heating powered through the solar panels.

Kitchen

11'1" x 8'11"

A spacious modern kitchen fitted with a range of base and wall units with granite work surface over, space for range cooker with a stainless steel extractor hood above, integrated fridge and freezer, integrated dishwasher, under cupboard lighting, stainless steel sink with drainer unit and mixer tap, tiled flooring, part tiled walls, double glazed window to the side elevation, opening to the dining area. There is under floor electric heating powered through the solar panels.

Utility Room

12'1" x 4'7"

The utility room is fitted with base and wall units with work surface over, velux window, tiled flooring, space and plumbing for utilities, access to a W/C. Valiant boiler approx. 6 years old.

WC

5'4" x 4'7"

A modern wash room comprising of low level W/C, wash hand basin incorporated into a storage unit, cupboard housing boiler, tiled flooring.

First Floor

Landing

Double glazed window to the side elevation, stairs to second floor, built in storage cupboard.

Master Bedroom

12'4" x 12'0"

A good size double with fitted wardrobes, window to the font elevation, radiator, alarm panel, telephone point.

Bedroom Two

13'10" x 10'0"

Double bedroom with double glazed window to the side elevation, radiator, laminate flooring.

Bedroom Three

7'11" x 7'2"

Double glazed window to the rear elevation, radiator.

Bathroom

10'4" x 5'7"

Modern fitted bathroom suite comprising of panelled bath, low level W/C, square wash hand basin incorporated into a modern two drawer unit, corner shower unit with shower, tiled flooring, part tiled walls, recess ceiling down lighting, heated towel rail, double glazed frosted window to the front elevation. There is underfloor electric heating which is powered through the solar panels.

Second Floor

Bedroom Four

13'1" x 12'11"

A great size double bedroom with height restriction, two velux windows, telephone point, T.V point, access to solar panel control system.

Outside

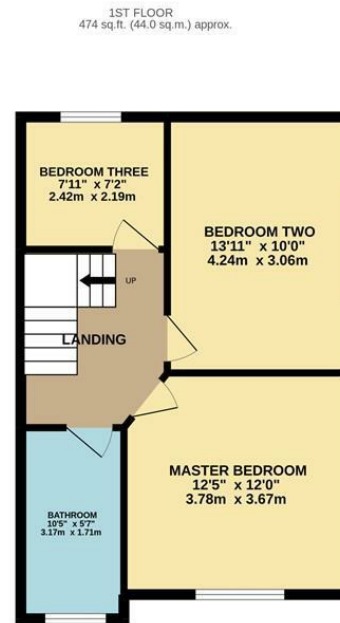
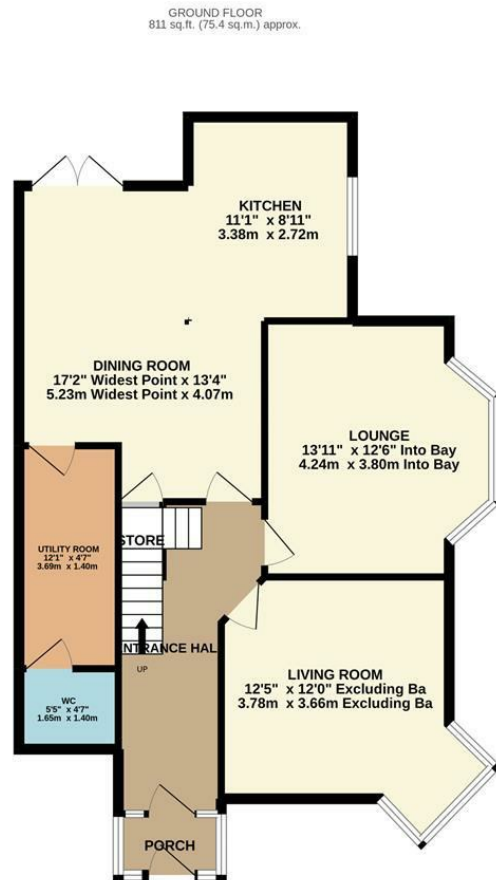
To the front of the property a tarmac driveway provides ample off road parking for several vehicles. There is a pathway approaching the front door and double gated access from Milton Grove. Gates to front are electric with remote to open/shut, plus intercom system. To the rear of the property is a generous garden with further space for parking. Area laid to lawn and detached shed with electricity connected. To the side of the property is a further garden area with mature borders. Outside sockets in both the front and rear garden. Security lights with detectors. Coach lighting at the back door.



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





TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk
www.jordanfishwick.co.uk

