



# 55 Glebelands Road, Sale, Cheshire, M33 6LH

A truly impressive Victorian semi-detached property situated in one of Sale's most popular residential areas and within the school catchment of Park Road Primary School and excellent Secondary Schools.

The well balanced accommodation is set over four floors and briefly comprises; storm porch, spacious entrance hall, lounge, dining room/playroom, extended kitchen/ dining room, downstairs W.C and side porch. To the lower ground floor there are two cellar chambers providing useful storage and to the first floor four sizable bedrooms, the Master benefitting from en-suite wet room and a modern family bathroom. To the second floor a fifth double bedroom with ample fitted wardrobes, extra storage space and en-suite shower room. Externally, a front garden and ample off road parking and to the rear a lovely South facing garden mainly laid to lawn with patio area for seating. Call now to book your viewing !

## £750,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### GROUND FLOOR

##### Hallway

Welcoming entrance hall accessed via composite door with glazed inserts and light above. Ceiling cornice, original picture rail, laminate wood flooring, ceiling light point and radiator. Spindled staircase leading to the first floor.

##### Lounge

An impressive sized reception room with UPVC double glazed bay window to the front elevation and feature open fireplace. Carpeted flooring, ceiling cornice, original picture rail, ceiling light point and radiator.

##### Dining Room

Another good sized reception room with UPVC double glazed window to the rear elevation. Lminate wood flooring, original picture rail, ceiling coving, ceiling light point and radiator. Access to the side porch.

##### Kitchen / Dining / Living Space

Recently extended Family/Dining Kitchen fitted with a variety of sleek Matt-finished, wall and base units with complementary marble work tops incorporating a sunken stainless steel sink with mixer tap and drainer. Integrated appliances include; 'Bosch' Fridge/Freezer, Dishwasher, two 'Samsung' eye-level electric ovens, 'Neff' induction hob and brushed steel extractor hood above. Plinth heaters and housing unit for tumble dryer and washing machine. Laminate wood flooring, spot lighting and ceiling light point. The feature living flame stove creates the focal point of the room and a central island provides space for informal dining and provides further storage.

The Dining Area has two sets of UPVC double glazed bi-folding doors leading to the rear patio, exposed brick wall, two wall lights and laminate wood flooring.

##### Downstairs WC

Two piece suite comprising low level W.C and vanity wash hand basin with built in storage. Obscured UPVC double glazed window to the side elevation. Ceramic tiled flooring, ceiling light point and radiator.

##### Side Porch

UPVC door with double glazed inserts allowing access to the side of the property. Built in shelving, ceramic tiled flooring and ceiling light point.

#### LOWER GROUND FLOOR

##### Cellar Chamber

Providing useful storage space and housing the Greenstar Worcester combination boiler. Ceiling light point and electric points.

#### FIRST FLOOR

With spindled balustrade, carpeted flooring, ceiling cornice, original picture rail and loft hatch providing access to the partially boarded loft space.

##### Master Bedroom

Of generous proportions benefitting from En-suite facilities and UPVC double glazed bay window to the front elevation. Ceiling coving, ceiling light point, laminate flooring and radiator.

##### En Suite

Wet room, comprising low level W.C, pedestal wash hand basin and shower. Ceramic tiled walls and flooring. Obscured UVC double glazed window to the side elevation and spotlight.

### Bedroom Two

Another sizable double bedroom with UPVC double glazed window to the rear elevation. Ceiling coving, original picture rail, ceiling light point, carpeted flooring and radiator.

### Bedroom Three

Yet another double bedroom with UPVC double glazed window to the rear elevation. Ceiling coving, original picture rail, ceiling light point, carpeted flooring and radiator.

### Bedroom Four

Good sized single bedroom with UPVC double glazed window to the front elevation. Ceiling coving, original picture rail, ceiling light point, carpeted flooring and radiator.

### Bathroom

Contemporary four piece suite comprising; low level W.C with enclosed cistern and push button flush, floating wash hand basin with built in storage, double shower cubicle with mains shower. Ceramic tiled flooring and walls. Obscured UPVC double glazed windows to the side elevation. Ceiling light point, in-set LED lighting. Heated chrome towel rail, under floor heating and built in storage.

### SECOND FLOOR

#### Bedroom Five

Another double bedroom with two UPVC double glazed sky lights to the rear elevation. Benefitting from sliding door wardrobes built into the eaves and en suite shower room. Inset ceiling spotlights, carpeted flooring and radiator.

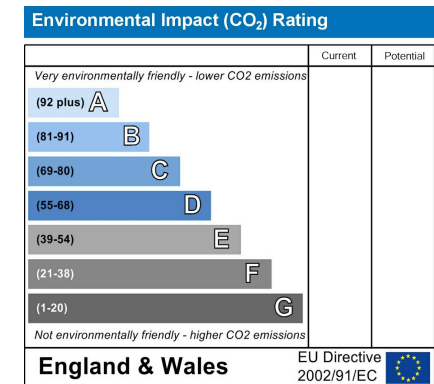
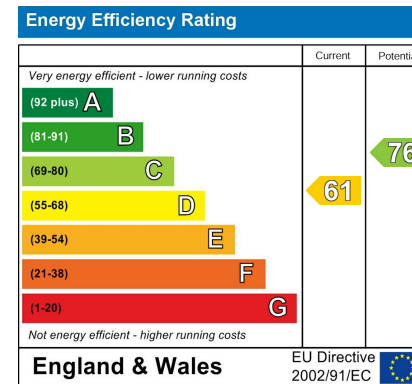
#### En Suite

Newly fitted en suite shower room with mosaic tiled walls and ceramic tiled flooring. Low level W.C with enclosed cistern and push button flush, counter top hand wash basin with vanity unit and walk in shower with built in shelf. Inset spotlighting and skylight to front aspect.

#### Outside

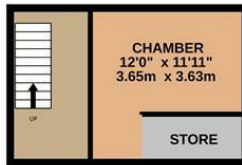
To the front of the property there is gravelled driveway providing ample off road parking for several vehicles, edged with lawn area and privet hedge for added privacy. Timber gate allowing access to the side elevation leading to the rear garden.

To the rear of the property the garden is mainly laid to lawn benefitting from a south-facing aspect with a paved patio and fully enclosed by timber fencing. Planted borders and well established trees complete this wonderful garden. A garden shed is also included within the sale of the property.





BASEMENT LEVEL  
217 sq.ft. (20.2 sq.m.) approx.



GROUND FLOOR  
869 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR  
766 sq.ft. (71.1 sq.m.) approx.



3RD FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 2186 sq.ft. (203.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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