



EDEN  
TERRACE

For Sale  
Jordan Fishwick

**jordan fishwick**

# 33 Glebelands Road, Sale, M33 6LH

A charming three double bedroom Victorian mid terrace with off road parking and south facing garden, situated in one of Sale's most popular residential areas, 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; entrance hall, bay fronted lounge, dining room, fitted kitchen and utility room. To the basement level an additional room that could be used as a play room or guest bedroom. To the first floor a spacious master bedroom benefitting from built in wardrobes, the second double bedroom and a modern family bathroom with four piece suite. To the second floor a third double bedroom with access to eaves storage.

Externally, a front paved garden and to the rear a stone paved yard extending to South facing garden mainly laid to lawn with raised decking area for seating. Access from Mersey Road leads to a new tarmac drive providing off road parking for two vehicles. Call now to book your viewing!

## £440,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Welcomeing entrance hall with Victorian patterned tiled flooring, ceiling light point and radiator.

### Lounge

Bay fronted living room with window to front aspect. Engineered oak flooring, ceiling light point and radiator. Feature cast iron fireplace.

### Dining Room

Engineered oak flooring, ceiling light point and radiator. Feature cast iron fireplace. Sliding patio doors onto the garden.

### Kitchen

Fitted kitchen with good range of wall and base units incorporating stainless steel sink and mixer tap, double eye level oven, gas hob and dishwasher. Tiled flooring, spotlighting, radiator and window to side aspect.

### Master Bedroom

Two windows to front aspect, carpeted flooring, ceiling light point and radiator. Benefitting from fitted wardrobes either side of chimney breast.

### Bedroom Two

Window to rear aspect, carpeted flooring, ceiling light point and radiator.

### Bedroom Three

Window to rear aspect, carpeted flooring, ceiling light point and radiator.

## Bathroom

Good size bathroom with four piece suite; metro tile walk in shower, bath tub, WC and pedestal hand wash basin. Tiled flooring, spotlighting, Victorian column towel radiator and window to side aspect.

## Externally

Externally, the property is set back from the road with by a walled paved garden. To the rear, a stone paved yard extending to south facing garden mainly laid to lawn with raise decking area for seating. Access from Mersey Road leads to a new tarmac drive providing off road parking for two vehicles.

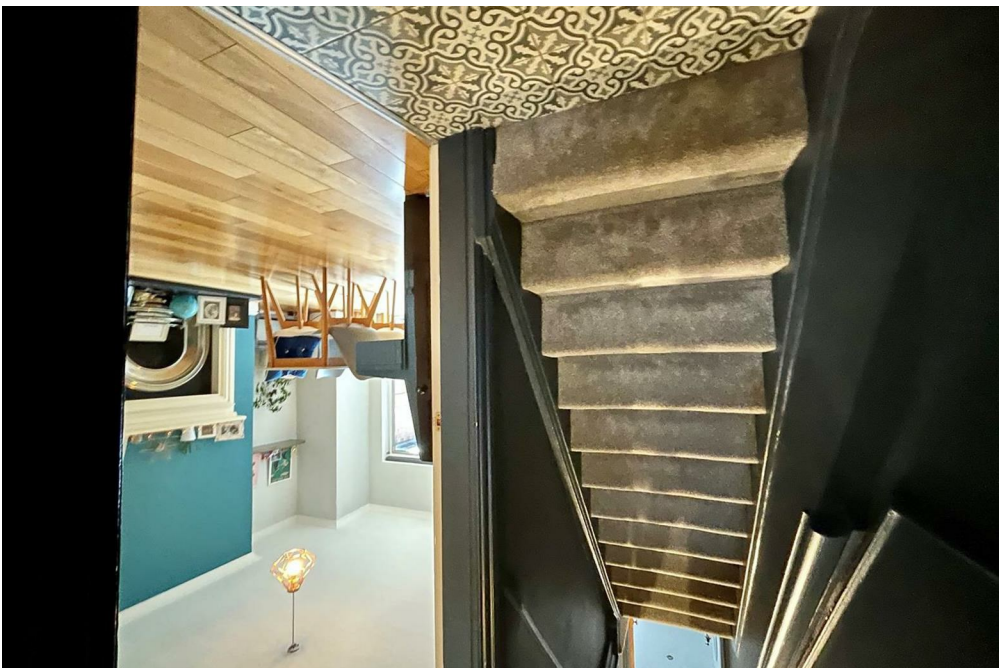
## Tenure

Freehold



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

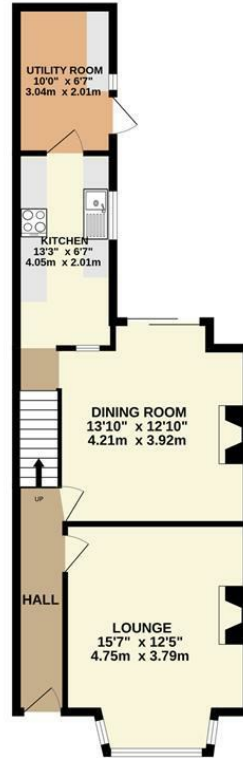
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>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



BASEMENT  
209 sq.ft. (19.4 sq.m.) approx.



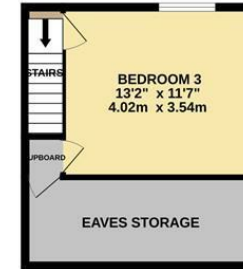
GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



2ND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.0 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

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

0161 962 2828

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

