



34 GROVE LANE | HALE

£475,000

A replanned bay fronted semi detached family house with superb living space and southerly facing landscaped rear gardens. The well presented accommodation briefly comprises recessed porch, wide entrance hall, sitting room with feature fireplace, stunning fitted dining kitchen with integrated appliances and French windows to the rear, utility room/WC, three excellent bedrooms and beautifully appointed bathroom/WC. Courtyard to the front and paved terrace with gardens laid mainly to lawn at the rear. Gas fired central heating and PVCu double glazing. Positioned in a highly regarded location approximately one mile from the village of Hale.

POSTCODE: WA15 8JE

DESCRIPTION

Standing in a slightly elevated position this attractive and traditionally designed period semi detached family house has been re-planned to create superbly proportioned living space which needs to be seen to be appreciated. The original character and charm remains with cast iron fireplaces and panelled doors complemented by tall ceilings and coved cornices.

The accommodation is approached beyond a recessed porch and the entrance hall features a spindle balustrade staircase and attractive parquet wood flooring which extends into each of the reception rooms. To the front there is a separate sitting room with bay window and the focal point of an impressive wood burning stove set upon a stone hearth. Positioned toward the rear is a stunning fitted kitchen with contemporary units further enhanced by quartz work surfaces and a range of integrated appliances. The adjacent dining area benefits from French windows opening onto the stone paved terrace and also provides access to the utility room/WC.

At first floor level there are three excellent bedrooms adorned with cast iron fireplaces and a beautifully appointed modern bathroom/WC complete with freestanding bath and separate shower enclosure. The loft space is fully boarded and there is much further potential subject to obtaining the relevant approval.

Externally the gardens are a particular feature and incorporate a wide stone paved terrace and expanse of lawn surrounded by a fence perimeter. Most importantly the grounds benefit from a southerly aspect at the rear to enjoy the sunshine throughout the day.

The location is highly sought after being approximately one mile distance from the centre of Hale with its range of individual shops, fashionable restaurants and train station and also lies within the catchment area of highly regarded primary and secondary schools. A little further is Altrincham town centre with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options and the Metrolink station which provides a commuter service into Manchester. Furthermore, the area is well placed for the surrounding network of motorways.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Opaque double glazed/panelled hardwood front door. Quarry tiled floor.

ENTRANCE HALL

Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Parquet wood flooring. Coved cornice. Picture rail. period style radiator.

SITTING ROOM

13'3" x 12'1" (4.04m x 3.68m)

Wood burning stove and stone hearth. Fitted media unit, storage unit and shelving to the chimney breast recess. PVCu double glazed bay window to the front. Parquet wood flooring. Coved cornice. Picture rail. Radiator.

DINING KITCHEN

18'4" x 14'1" (5.59m x 4.29m)

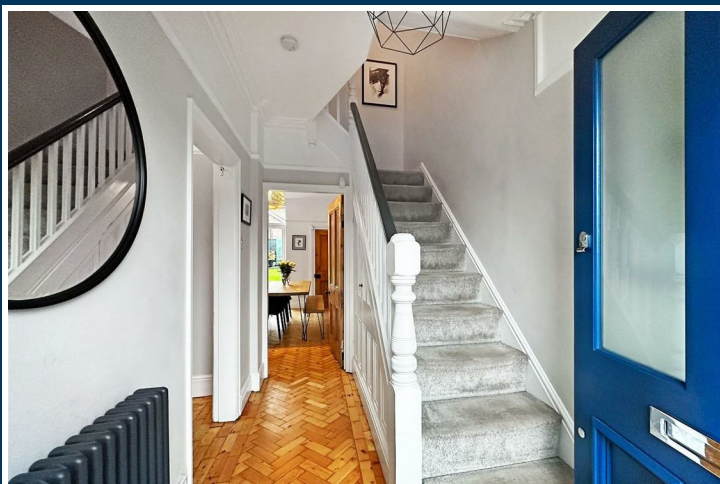
With clearly defined areas and planned to incorporate:

DINING AREA

PVCu double glazed French windows with transom light to the rear. Chimney breast with quarry tiled hearth. Parquet wood flooring. Picture rail. Period style radiator.

KITCHEN

Fitted with a range of contemporary wall and base units beneath contrasting quartz work-surfaces/up-stands and semi recessed Belfast sink with mixer tap. Integrated appliances include a double electric fan oven/grill, four ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. PVCu double glazed windows to the side and rear. Tile effect flooring. Recessed LED lighting.



UTILITY ROOM/WC

6'3" x 4'9" (1.91m x 1.45m)

White/chrome wall mounted wash basin with mixer tap and low-level WC. Space for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. PVCu double glazed window to the side and rear. Tiled floor.

FIRST FLOOR

LANDING

Spindle balustrade. Access to the fully boarded loft space with velux window, light and power supplies via a folding ladder.

BEDROOM ONE

12'3" x 11'3" (3.73m x 3.43m)

Cast iron fireplace. Two PVCu double glazed windows to the front. Radiator.

BEDROOM TWO

12'1" x 9'11" (3.68m x 3.02m)

Five door range of fitted wardrobes containing hanging rails and shelving with cupboards above. Cast iron fireplace. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

8'3" x 8'2" (2.51m x 2.49m)

Cast iron fireplace. PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

7'11" x 5'10" (2.41m x 1.78m)

Fitted with a white/matt black suite comprising free standing bath with wall mounted mixer tap, wall mounted wash basin with wall mounted mixer tap and low-level WC, all set within tiled surrounds. Tiled corner enclosure with thermostatic rain shower plus hand-held attachment. PVCu double glazed window to the front. Partially tiled walls. Tiled floor. Recessed LED lighting. Heated towel rail.

OUTSIDE

South facing rear gardens laid mainly to lawn with stone paved rear terrace accessed from the dining area through double Opening French windows.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

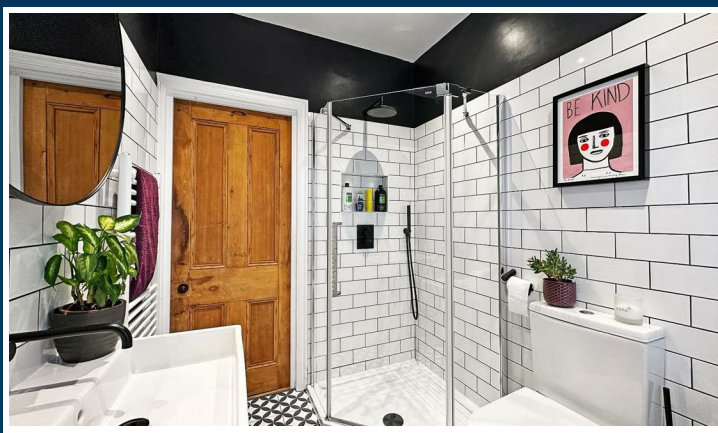
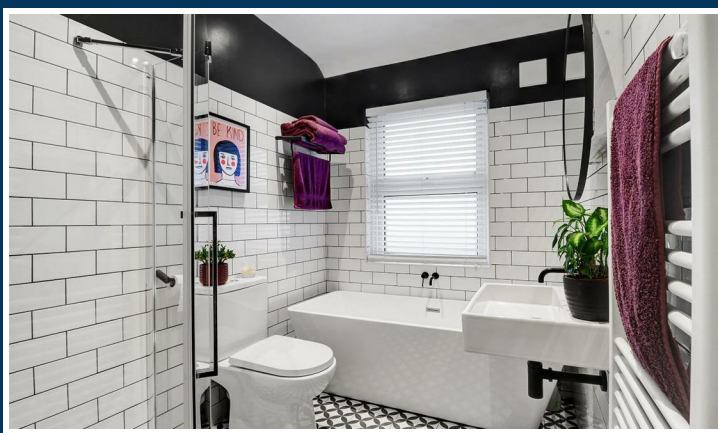
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band D

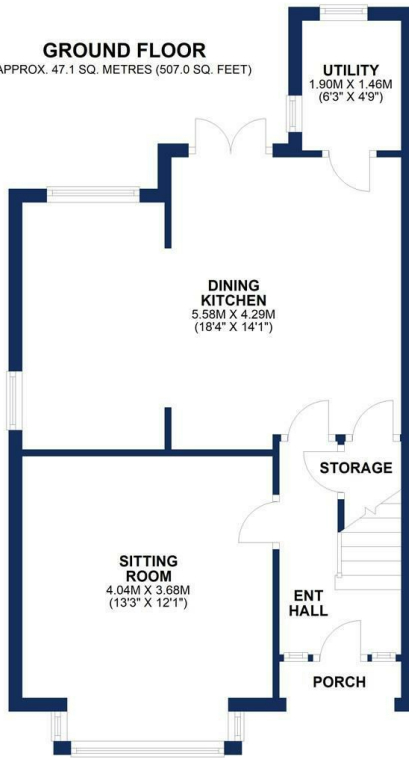
NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR
APPROX. 47.1 SQ. METRES (507.0 SQ. FEET)



TOTAL AREA: APPROX. 87.5 SQ. METRES (942.3 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 40.4 SQ. METRES (435.3 SQ. FEET)



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