



145 GROVE LANE | HALE

£585,000

A traditional bay fronted semi detached family house of generous size standing within landscaped grounds in a popular residential location. The accommodation briefly comprises enclosed porch, wide entrance hall, dining room, sitting room with French windows to the gardens, fitted breakfast kitchen with integrated appliances, cloakroom/WC, three genuine double bedrooms and shower room/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and detached garage. Stone paved rear terrace and enclosed gardens laid mainly to lawn.

POSTCODE: WA15 8LR

## DESCRIPTION

This attractive bay fronted semi detached family house has been constructed to a traditional design built in brick, with a partially rendered front elevation beneath a tiled roof. The windows have been replaced with PVCu double glazing and gas fired central heating has been installed.

It is difficult to appreciate from the exterior the well proportioned accommodation within and much of the original character remains. Approached beyond a wide entrance hall with turned spindle staircase and adjoining cloakroom/WC, there are two spacious reception rooms. The dining room is positioned toward to the front and features a period style fireplace surround whilst the generous sitting room benefits from French windows opening onto the stone paved rear terrace. The adjacent breakfast kitchen is fitted with a comprehensive range of contemporary high gloss white units complemented by contrasting work surfaces and a range of integrated appliances.

At first floor level there are two excellent double bedrooms with fitted wardrobes, additional double bedroom with a dual aspect and modern shower room/WC.

The block paved driveway provides ample off road parking, extends to the side of the property and leads to the detached garage.

The rear gardens are certainly a feature and are approximately 60 feet in length. The stone paved terrace is ideal for entertaining during the summer months and the well maintained lawn is further enhanced by a variety of surrounding mature trees. Importantly the private rear gardens are fully enclosed.

There is also much further potential, subject to obtaining the relevant consent, as neighbouring properties have extended the ground floor and converted the loft space.

Grove Lane forms part of a highly regarded locality well placed for all amenities, within the catchment area of some of the borough's finest schools and a little over a mile into the village of Hale with its range of interesting shops, restaurants and bars and train station providing a commuter service into Manchester. The area is also well situated for easy access to the surrounding network of motorways and Manchester International Airport.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Double opening PVCu double glazed doors and matching side-screen. Stained glass leaded effect windows to both sides.

#### ENTRANCE HALL

Opaque double glazed/panelled wood grain effect composite front door. Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. High quality laminate wood flooring. Coved cornice. Picture rail. Radiator.

#### DINING ROOM

**15' x 10'11" (4.57m x 3.33m)**

Period style fireplace surround with marble insert and hearth. PVCu double glazed bay window with stained glass top-lights to the front. Coved cornice. Picture rail. Radiator.

#### SITTING ROOM

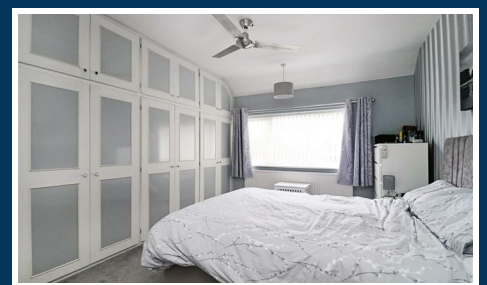
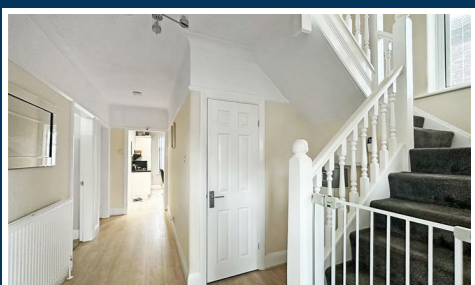
**14'10" x 11'11" (4.52m x 3.63m)**

Wall mounted flame effect electric fire. PVCu double glazed French windows to the rear with integrated blinds and set within matching side-screens. Decorative ceiling moulding. Picture rail. Radiator.

#### BREAKFAST KITCHEN

**18'4" x 11' (5.59m x 3.35m)**

Fitted with high gloss white wall and base units beneath contrasting heat resistant work surfaces/splash-back and inset 1 1/2 bowl stainless steel drainer sink with professional style mixer tap. Integrated appliances include an electric fan oven/grill, five zone induction hob with angular chimney cooker hood above and dishwasher. Recess and plumbing for an American style fridge freezer. Recess for an automatic washing machine and tumble dryer. Ample space for a table and chairs. Storage cupboard with Belfast sink and light. Opaque double glazed PVCu stable door to the side. Two PVCu double glazed windows to the side and one to the rear. High quality laminate wood flooring. Recessed LED lighting. Radiator.



## CLOAKROOM/WC

White/chrome corner wash basin with mixer tap and low level WC. High quality laminate wood flooring. Extractor fan.

## FIRST FLOOR

### LANDING

PVCu double glazed window with integrated blinds at half landing level. Storage cupboard housing the wall mounted gas central heating boiler. Stained glass PVCu double glazed window to the front. Access to the boarded loft space via a retractable ladder. Radiator.

### BEDROOM ONE

15'2" x 11'1" (4.62m x 3.38m)

Fitted furniture including wardrobes with cupboards above, dressing table and chest of drawers. PVCu double glazed bay window to the front. Radiator.

### BEDROOM TWO

15'1" x 11'11" (4.60m x 3.63m)

Full length fitted wardrobes containing hanging rails and shelving with cupboards above. PVCu double glazed window to the rear. Radiator.

### BEDROOM THREE

11' x 10'11" (3.35m x 3.33m)

Wide white/chrome vanity wash basin with mixer tap. PVCu double glazed windows to the side and rear. Radiator.

### SHOWER ROOM/WC

9'8" x 7'4" (2.95m x 2.24m)

Fitted with white/chrome pedestal wash basin with mixer tap and low-level WC. Wide enclosure with thermostatic rain shower plus hand-held attachment and polished granite effect panelled walls. Built-in storage cupboard. Opaque PVCu double glazed window to the side. Recessed LED lighting. Extractor fan. Two chrome heated towel rails.

## OUTSIDE

### DETACHED GARAGE

Up and over door. LED lighting and power supply. PVCu door and PVCu double glazed window to the side.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

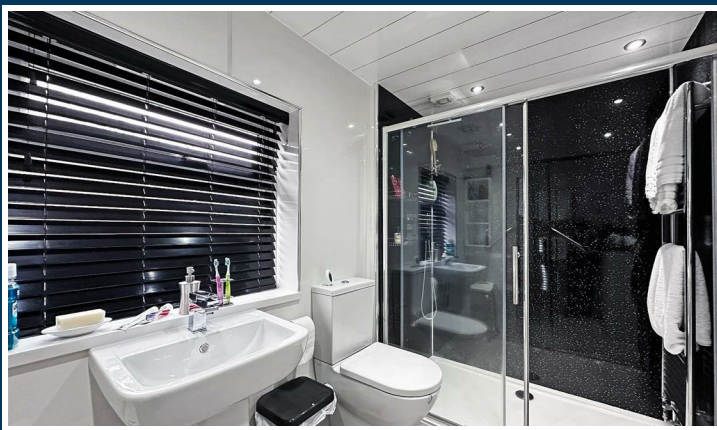
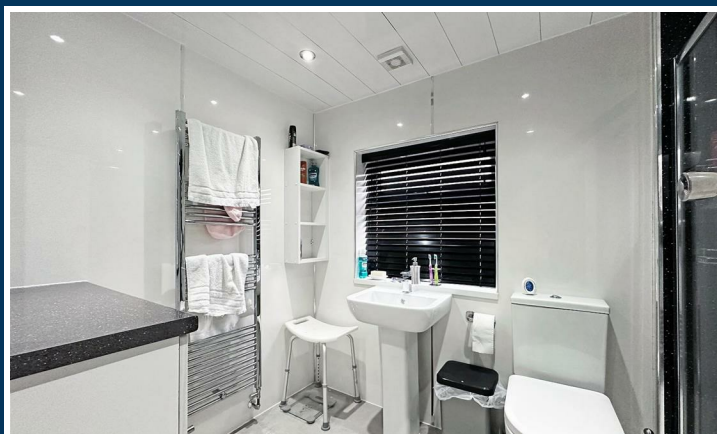
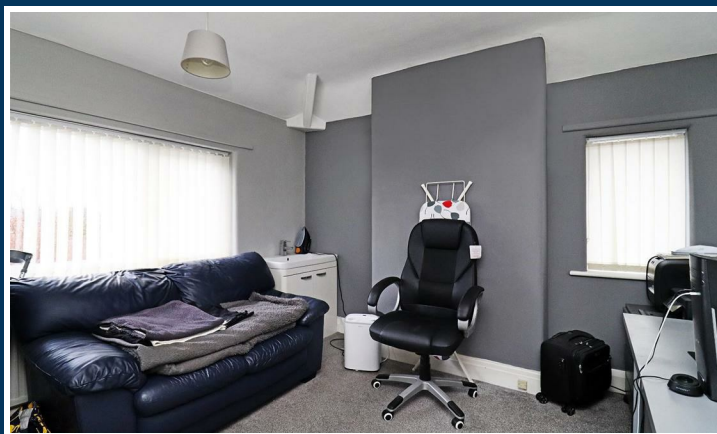
We are informed the property is Freehold and subject to a Rent Charge of £6.00 per annum This should be verified by your Solicitor.

### COUNCIL TAX

Band E

### 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. 62.1 SQ. METRES (668.6 SQ. FEET)



### FIRST FLOOR

APPROX. 60.3 SQ. METRES (649.4 SQ. FEET)



TOTAL AREA: APPROX. 122.4 SQ. METRES (1318.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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