



16 GROVE LANE | HALE

£425,000

A bay fronted semi detached family house with with larger than expected southerly facing rear gardens. The superbly proportioned accommodation briefly comprises recessed porch, wide entrance hall, sitting room with feature fireplace, living room, dining room, fitted kitchen, cloakroom/WC, three excellent bedrooms and shower room/WC. Block paved parking area to the front and 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 benefits from off road parking and the grounds are a particular feature incorporating an expanse of lawn surrounded by a fence perimeter. Importantly the gardens 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.

The accommodation is approached beyond a recessed porch and the entrance hall leads onto each of the reception rooms. To the front there is a sitting room with bay window and the focal point of a period style fireplace surround. Positioned toward the rear is a living room and adjacent dining room with access to the fitted kitchen. Completing the ground floor is a cloakroom/WC.

At first floor level there are three excellent bedrooms and modern shower room/WC. In addition, the loft space presents an opportunity to create additional living space, subject to obtaining the relevant approval.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

SITTING ROOM

13'5" x 11' (4.09m x 3.35m)

LIVING ROOM

15'3" x 11' (4.65m x 3.35m)

DINING ROOM

9'6" x 5'7" (2.90m x 1.70m)

KITCHEN

12'8" x 7'11" (3.86m x 2.41m)

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE

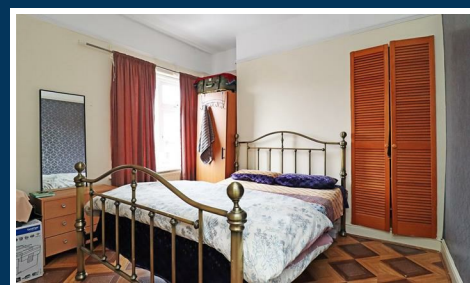
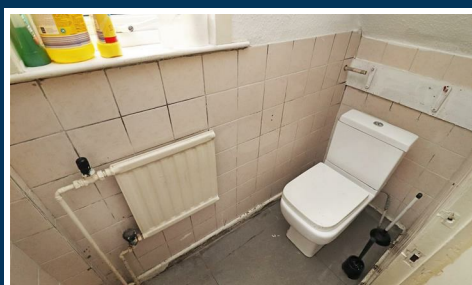
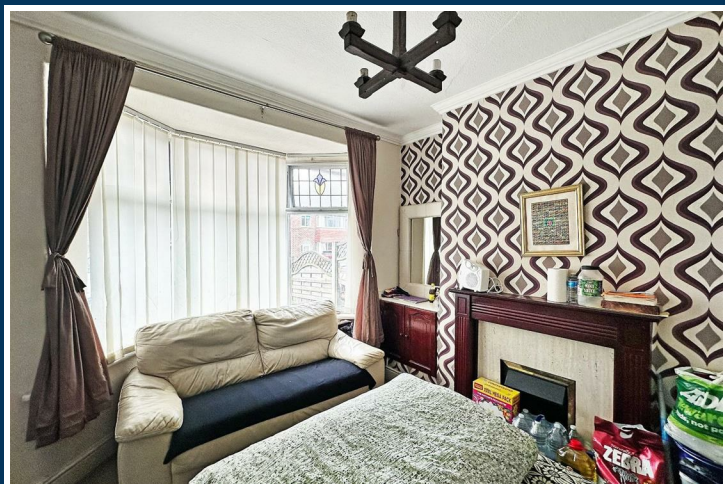
12'4" x 10'8" (3.76m x 3.25m)

BEDROOM TWO

11'4" x 10'8" (3.45m x 3.25m)

BEDROOM THREE

7'10" x 5'11" (2.39m x 1.80m)



BATHROOM/WC

8'3" x 5'11" (2.51m x 1.80m)

OUTSIDE

Block paved parking area.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

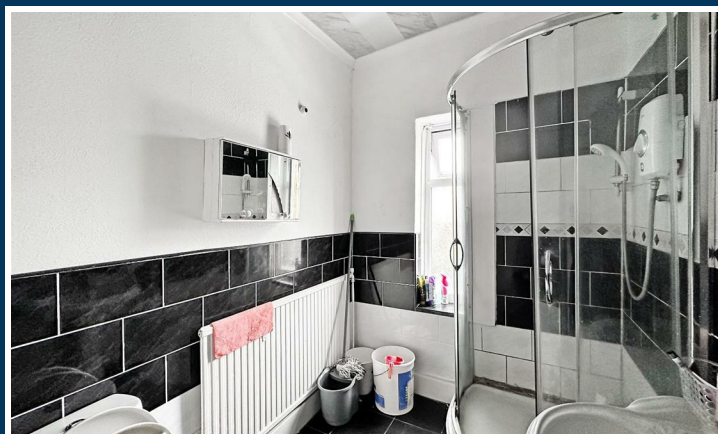
We are informed the property is Freehold. This should be verified by your Solicitor.

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. 49.6 SQ. METRES (534.1 SQ. FEET)



TOTAL AREA: APPROX. 87.3 SQ. METRES (939.5 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 37.7 SQ. METRES (405.4 SQ. FEET)



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