



Grove Road | Halton | LS15 0LH

£185,000

Two bedroom ground floor apartment | Council Tax Band A | EPC rating D

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***RARE OPPORTUNITY CLOSE TO TEMPLE NEWSAM COUNTRY ESTATE. TWO BEDROOM GROUND FLOOR APARTMENT WITH GARDENS ***

This spacious home has well proportioned accommodation and offers two bedrooms, lounge, fitted dining/kitchen, bathroom along with gas central heating and PVCu double-glazing.

The accommodation briefly comprises; entrance lobby, lounge, kitchen/diner, two bedrooms and a bathroom with shower. Outside there is off-road parking for two or more cars, borders with mature shrubs and trees and an enclosed garden to the rear. Planning permission granted in 2023 for a rear and side extension giving potential for the property to then be converted afterwards into two separate apartments.

The property is within walking distance of Temple Newsam Country Park estate which offers a Tudor-Jacobean house, open parkland and a farm. For the shopper there is a brand new development just off junction 46 of the M1 North - 'The Springs' in Thorpe Park which includes a cinema and M&S food hall. Additional shops, cafes and bars are available at Crossgates shopping centre which has its own railway station. The property is close to local primary and secondary schools and offers fantastic transport links via the A63 and motorway network which is just a five minute drive away.

Entrance Lobby

PVCu double-glazed entrance door.

Lounge

Sealed unit double-glazed splayed bay window overlooking the front garden, television point, chimney breast with useful recess, deep storage cupboard and wall light points.

Dining/Kitchen 4.57m x 4.01m (15'0 x 13'2)

Dining area with a PVCu double-glazed window overlooking the rear garden, central heating radiator, laminate flooring and opening to the kitchen which has oak effect wall and base units, an integral brush steel gas hob, electric oven with extractor hood and appropriate tiling. PVCu double-glazed window overlooking the rear garden, a solid wood rear entrance door and a wall mounted central heating boiler.

Inner hall

Giving access to bedrooms and the bathroom.

Bedroom One 3.20m x 3.20m (10'6 x 10'6)

PVCu double-glazed window overlooking the front garden and having a central heating radiator.

Bedroom Two 3.58m x 3.00m (11'9 x 9'10)

PVCu double-glazed window overlooking the rear garden and having a central heating radiator.

Bathroom

Fitted with a white three piece suite which comprises;- panelled bath with a mains fed shower over, pedestal hand wash basin and a low level w.c. Tiled walls, shaver point, extractor fan and a UPVC double-glazed window.

Exterior

Off-road parking for several cars to the front with shrub and bush borders. Enclosed lawned garden to the rear with a patio area surrounded by mature trees and a retaining fence.

Directions

From the Crossgates office, proceed to the traffic lights and turn right onto Station Road. Proceed along and onto Halton Ring Road. Proceed to the roundabout and turn right onto Selby Road. Proceed into Halton High Street and just after the zebra crossing turn left onto Grove Road. Where number 57 can be found on the left hand side indicated by the For Sale board.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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