



**GASCOIGNE
HALMAN**

32 GROVE LANE, HALE, WA15 8JE

THE AREAS LEADING ESTATE AGENT



32 GROVE LANE, HALE, WA15 8JE

£505,000

A very attractive, semi-detached property which has been the subject of many improvements, creating a desirable family home in a convenient location. Arranged over three floors with lounge, open plan dining kitchen/family room, three generous bedrooms and a family bathroom. Stunning, South facing, landscaped garden to the rear.





A fine example of a fully updated and improved semi-detached family home within close proximity to Altrincham town centre and Hale village, providing excellent schools, transport links and eateries/bars. The property has been extensively modernised to create a home ready to move into, which is sure to have wide appeal including to families, young professionals or buy to let investors. Once inside this delightful property there is an entrance hall with herringbone flooring and stairs to the first floor, ground floor WC, lounge with box window to the front, refurbished original parquet floor and a real open fire and a stunning open plan dining kitchen with continuation of the herringbone flooring, an extensive range of shaker style cabinetry, integrated appliances and tri-folding doors giving direct access to the South facing, landscaped rear garden which creates a fabulous entertaining space. To the first floor there are three generous bedrooms and a family bathroom with white suite. The second floor provides a large loft room, with pull down ladder and Velux windows, ideal for storage or as a home office. Externally there is a good-sized south facing lawned garden with tiled patio area and pergola.

DIRECTIONS

From our Hale office travel along Westgate, at the top turning right onto Broomfield Lane and right again onto Hale Road. Travel along to the first set of traffic lights turning left into Delahays Road. At the next set of lights turn left into Grove Lane and the property can be found on the left hand side in numerical order.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

LOCAL AUTHORITY

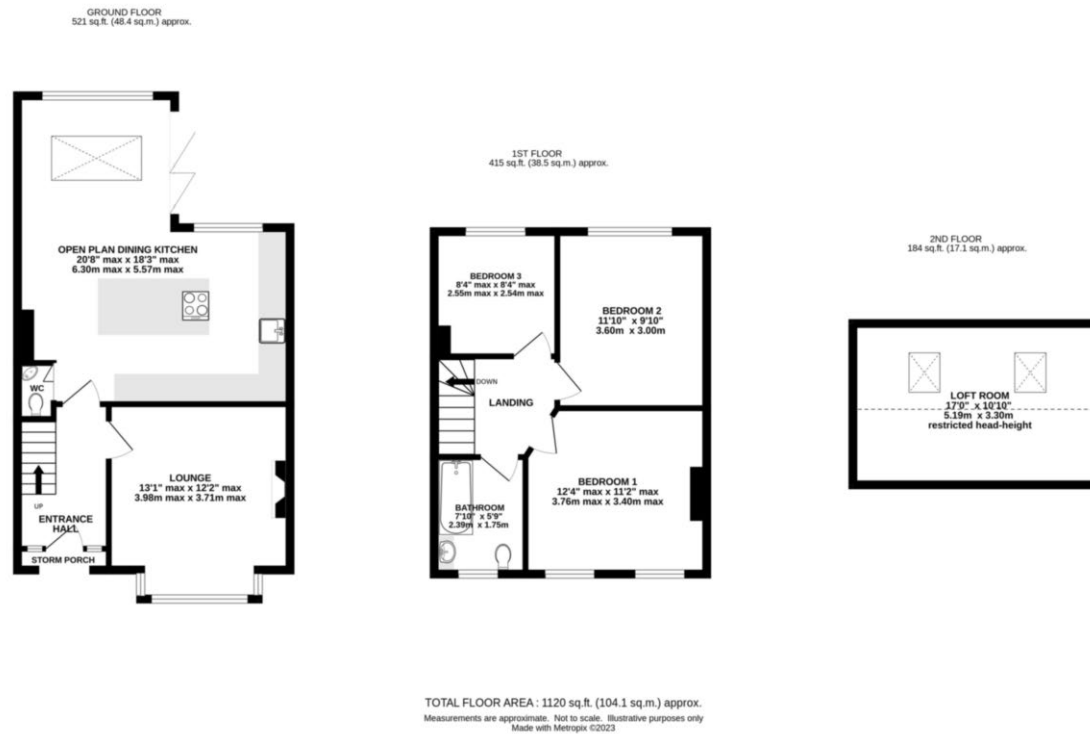
Trafford Borough Council. Tax band D. Amount payable for 2023/2024 is £1876.76.

TENURE

We believe the property to be Freehold. Subject to solicitors verification.

POSTCODE

WA15 8JE



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

**GASCOIGNE
HALMAN**