



**GASCOIGNE
HALMAN**

GROVE LANE, HALE, WA15 8LT

THE AREAS LEADING ESTATE AGENT



GROVE LANE, HALE, WA15 8LT

£595,000

A beautifully presented, detached property being well set back from the road with a gravel driveway providing ample off road parking, a brick built garage for storage and South facing garden to the rear. Arranged over two floors with two reception rooms, kitchen/breakfast room, two generous double bedrooms and large family bathroom.





An attractive, detached property which is situated within a convenient location for local transport links, motorway networks and an array of excellent primary and secondary schools. The property is well appointed throughout, with a generous hallway with window to the front elevation and cloaks/WC, two separate reception rooms, the lounge having a bay window to the front and the dining room giving direct garden access. Towards the rear is a fully fitted kitchen with an extensive range of cabinetry and a useful understairs utilities cupboard. To the first floor there are two double bedrooms, one with a range of fitted wardrobes and a large family bathroom with bath and separate shower. There is a private, South facing garden to the rear with a lawned area, paved patio area and mature shrubbery. There is also a brick built garage suitable for storage to the rear.

DIRECTIONS

From our Hale office travel up Westgate to the top turning right onto Broomfield Lane and right again onto Hale Road. Travel along Hale Road passing Westminster Road on your left hand side to the traffic lights at Delahays Road. Turn left into Delahays Road to the next set of traffic lights and then turn right into Grove Lane. Follow the road a short way along and the property can be seen on the bend on the right 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, House of Fraser, etc. and 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.

POSTCODE

WA15 8LT

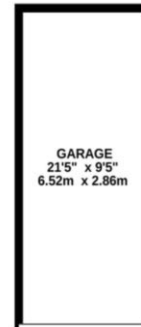
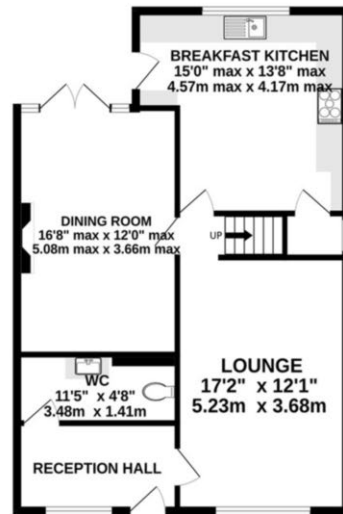
LOCAL AUTHORITY

Trafford Borough Council. Tax band F. Amount payable for 2024/2025 is £2846.82

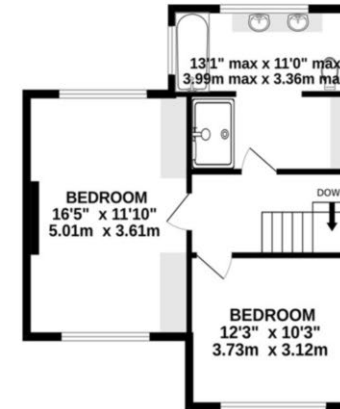
TENURE

Freehold

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1446 sq.ft. (134.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

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**