



19 GROVE LANE | HALE

£480,000

A beautifully presented and superbly proportioned traditional semi detached family house with landscaped rear gardens. The accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, dining room with French windows to the rear terrace, stunning breakfast kitchen with integrated appliances, three excellent bedrooms and contemporary bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Stone paved seating areas and gardens laid to lawn with attractive borders. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 8JF

DESCRIPTION

This traditional bay fronted semi detached family house has been re-planned to create superbly proportioned living space presented to a high standard throughout with the benefit of a stunning refitted Shaker style kitchen complemented by quartz work surfaces and a contemporary bathroom suite complete with wide walk-in shower.

The tastefully decorated accommodation is approached beyond an enclosed porch and entrance hall featuring attractive natural wood flooring which continues throughout the ground floor. Positioned toward the front there is a sitting room with the focal point of an impressive period style fireplace surround and open fire set upon a tiled hearth. Whilst to the rear and forming part of the through reception rooms a dining room opens onto the stone paved rear terrace through French windows. The breakfast kitchen features a Butler's Pantry unit plus full range of integrated appliances alongside a matching breakfast bar and enjoys delightful views across the gardens. In addition, storage is provided beneath and adjacent to the turned spindle balustrade staircase.

At first floor level there are three excellent bedrooms served by the luxurious fully tiled bathroom/WC with chrome fittings, underfloor heating and separate walk-in shower.

Gas fired central heating has been installed together with PVCu double glazing.

Externally the block paved driveway provides off road parking for three cars and there is gated access to the side. The landscaped rear gardens have been carefully designed to take advantage of the sun with stone paved seating areas which are ideal for entertaining during the summer months. The grounds are further enhanced by a block paved framed lawn and well stocked border.

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.

ACCOMMODATION

GROUND FLOOR: ENCLOSED PORCH

Double glazed/panelled hardwood front door set within a glazed surround beneath a brick arch.

ENTRANCE HALL

Stained glass/panelled hardwood door. Cloaks cupboard with opaque PVCu double glazed window to the side and space for hanging coats and jackets. Under-stair storage cupboard with shelving. Turned spindle balustrade staircase. Natural wood flooring. Radiator.

SITTING/DINING ROOM

24'11" x 12' (7.59m x 3.66m)

With natural wood flooring and planned to incorporate:

SITTING ROOM

Period style fireplace surround, open fire and tiled hearth. PVCu double glazed bay window to the front. Coved cornice. Picture rail. Radiator. Wide opening to:

DINING ROOM

PVCu double glazed French windows to the rear. Picture rail. Radiator.

BREAKFAST KITCHEN

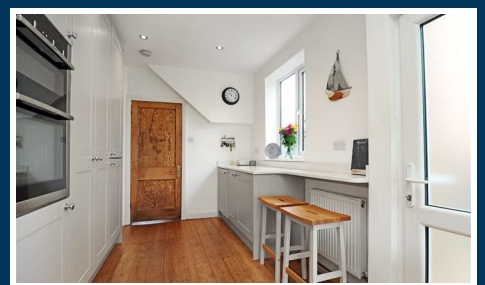
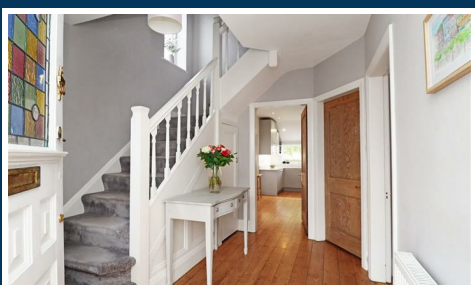
18'2" x 8'9" (5.54m x 2.67m)

Fitted with Shaker style wall and base units beneath quartz work surfaces/up-stands and undermount 1 1/2 bowl ceramic sink with mixer tap. Butler's pantry unit. Matching breakfast bar. Integrated appliances include a Neff double electric oven/grill, Neff four zone induction hob with extractor/light above, microwave oven, fridge/freezer, Neff dishwasher, automatic washing machine and tumble dryer. Opaque PVCu double glazed door to the side. PVCu double glazed windows to the side and rear. Natural wood flooring. Recessed LED lighting. Radiator

FIRST FLOOR

LANDING

Opaque PVCu double glazed window at half landing level. Turned spindle balustrade.



BEDROOM ONE

13'8" x 12' (4.17m x 3.66m)

PVCu double glazed bay window to the front. Natural wood flooring. Picture rail. Radiator.

BEDROOM TWO

12' x 10'11" (3.66m x 3.33m)

PVCu double glazed window to the rear. Natural wood flooring. Picture rail. Radiator.

BEDROOM THREE

8'5" x 7'8" (2.57m x 2.34m)

PVCu double glazed window to the front. Natural wood flooring. Picture rail. Radiator.

BATHROOM/WC

8'5" x 7'7" (2.57m x 2.31m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, vanity wash basin with mixer tap and WC with concealed cistern. Wide walk-in shower with thermostatic rain shower plus handheld attachment. Access to the partially boarded loft space and wall mounted gas central heating boiler via a retractable ladder. Opaque PVCu double glazed window to the side and rear. Recessed LED lighting. Extractor fan. Electric underfloor heating. Chrome heated towel rail.

OUTSIDE

Block paved driveway providing off road parking and landscaped rear gardens with a fence perimeter.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

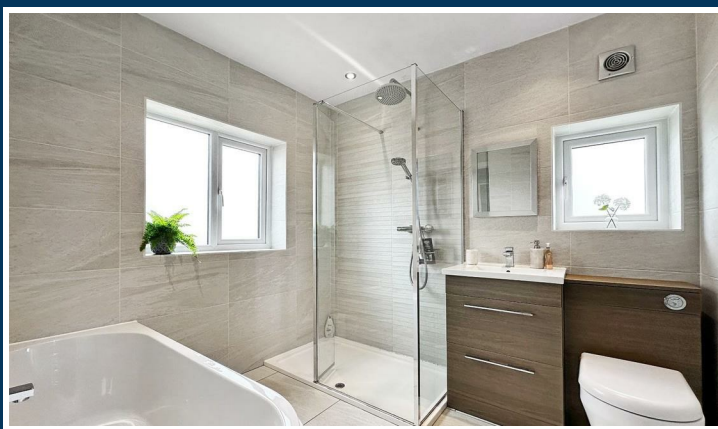
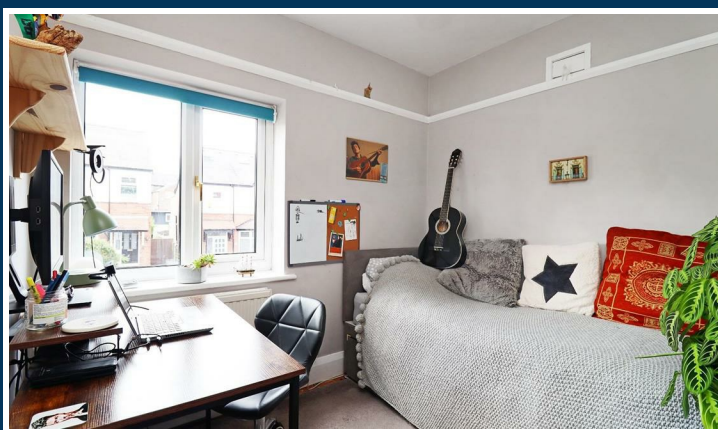
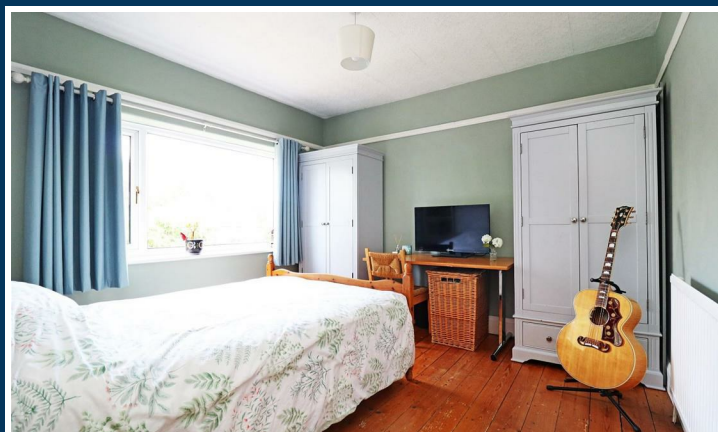
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

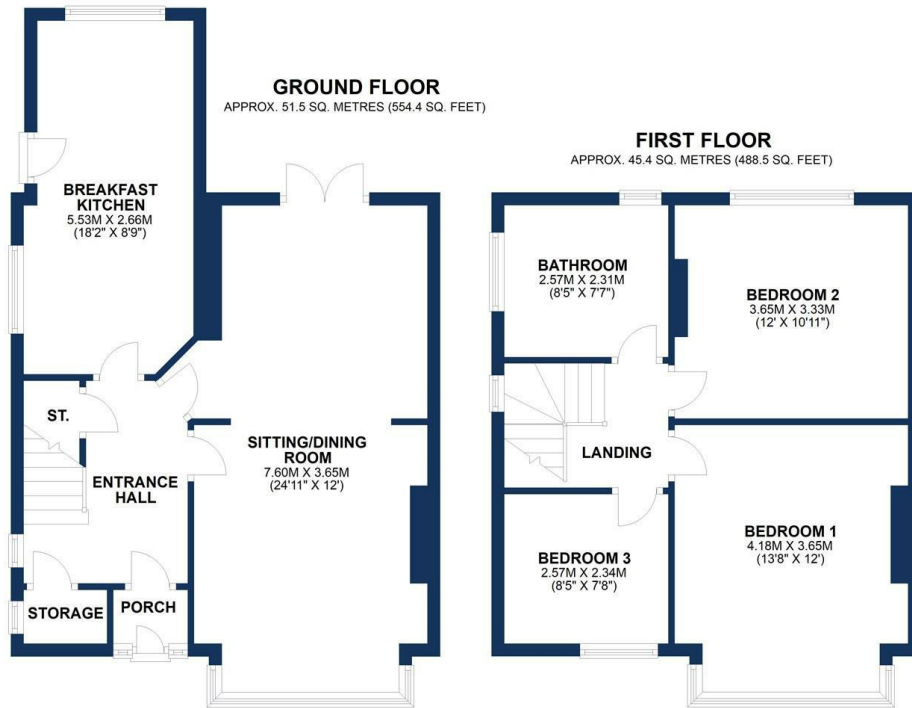
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NOTE

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. 51.5 SQ. METRES (554.4 SQ. FEET)

FIRST FLOOR
APPROX. 45.4 SQ. METRES (488.5 SQ. FEET)

TOTAL AREA: APPROX. 96.9 SQ. METRES (1042.9 SQ. FEET)
Floorplans For Illustrative Purposes Only



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