



4 THORN GROVE | HALE

OFFERS IN THE REGION OF £550,000

NO ONWARD CHAIN

An attractive late Victorian terraced house positioned on a quiet cul de sac adjacent to the village centre. Retaining much of the original character and charm the accommodation briefly comprises recessed porch, entrance hall, sitting room, dining room, fitted kitchen, bathroom/WC, cellar chamber and three excellent bedrooms. Gas fired central heating and partial PVCu double glazing. Courtyard front garden and south facing lawned rear gardens. Permit parking. Much further potential and an opportunity to remodel to individual taste.

POSTCODE: WA15 9AW

DESCRIPTION

This attractive late Victorian terraced house occupies an enviable position on a quiet cul de sac adjacent to the village of Hale with its range of individual shops, restaurants and bars and railway station. Less than half a mile distance is the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options and the Metrolink station provides a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools and a short distance to north is the tree lined Stamford Park with tennis courts and recreation areas.

The well proportioned interior retains many of the original period features including tall ceilings, coved cornices and sash windows complemented by modern enhancements such as PVCu double glazing and gas fired central heating. Although the property has been well cared for, a degree of modernisation is required and therefore presents an ideal opportunity to remodel to individual taste.

The accommodation is set back beyond a delightful garden with well stocked borders and recessed porch with original hardwood panelled door. Positioned at the front a spacious sitting room benefits from two tall windows to create a naturally light interior and glazed bi-folding doors open onto the generous dining room. The fitted kitchen provides access to the bathroom/WC and also the walled courtyard.

The basement includes a cellar chamber with superb ceiling height and together with the loft, allows further scope to improve upon the size of the living space, subject to obtaining the relevant approval.

At first floor level there are two excellent double bedrooms and well proportioned single bedroom.

The landscaped rear gardens are certainly a feature and are laid mainly to lawn with raised flower beds incorporating mature trees and shrubs, all of which combines to create a pleasant setting. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Original leaded light/panelled hardwood front door and transom light. Quarry tiled floor. External light point.

ENTRANCE HALL

Staircase to the first floor. Coved cornice. Decorative corbels. Radiator.

SITTING ROOM

12'10 x 12'3 (3.91m x 3.73m)

Two timber framed sash windows to the front. Coved cornice. Radiator. Opaque glazed bi-folding doors to:

DINING ROOM

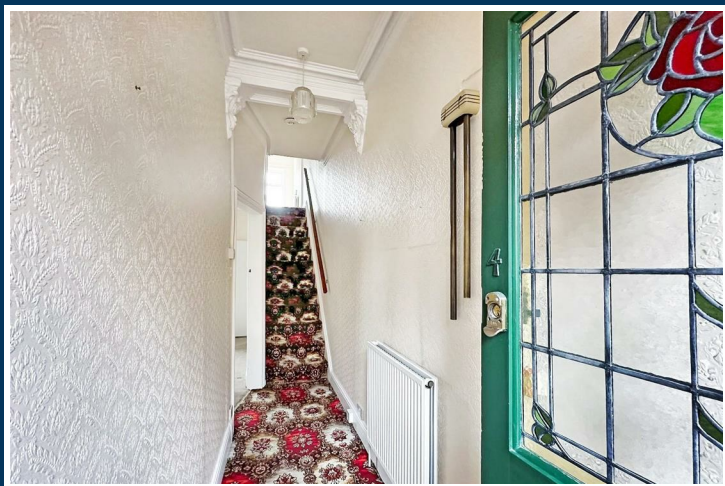
13'0 x 13'0 (3.96m x 3.96m)

Built-in storage cupboard with shelving to the chimney breast recess. PVCu double glazed window to the rear. Radiator.

KITCHEN

9'0 x 8'0 (2.74m x 2.44m)

Matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Opaque glazed/panelled timber framed door to the side. PVCu double glazed window to the side. Radiator. Sliding door to:



BATHROOM/WC

9'6 x 8'2 (2.90m x 2.49m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above, pedestal wash basin and low-level WC. Linen cupboard with shelving and housing the wall mounted gas central heating boiler. Opaque PVCu double glazed windows to the side and rear. Tiled walls. Radiator.

BASEMENT

CELLAR CHAMBER

12'11 x 12'5 (3.94m x 3.78m)

Timber framed window to the front. Light and power supplies. Storage area.

FIRST FLOOR

LANDING

13'1 x 5'7 (3.99m x 1.70m)

Spindle balustrade. Loft access hatch.

BEDROOM ONE

16'1 x 12'10 (4.90m x 3.91m)

Two timber framed sash windows to the front. Radiator.

BEDROOM TWO

13'1 x 10'2 (3.99m x 3.10m)

Fitted wardrobe containing hanging rail and shelving. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

8'10 x 7'11 (2.69m x 2.41m)

Fitted wardrobes containing hanging rail and shelving with cupboards above. PVCu double glazed window to the rear. Radiator.

OUTSIDE

Trafford Council provide a permit parking scheme.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

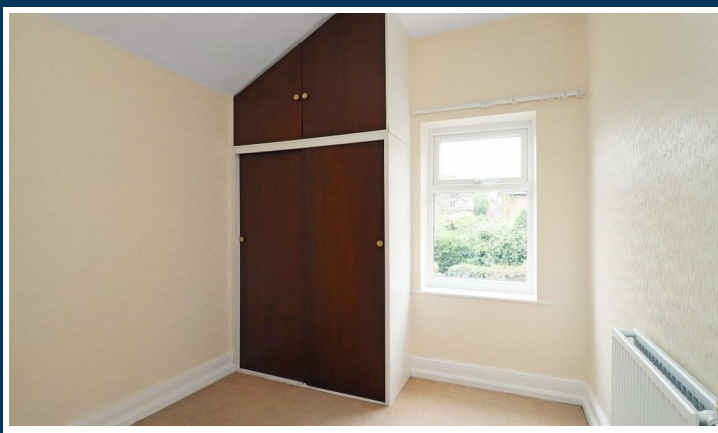
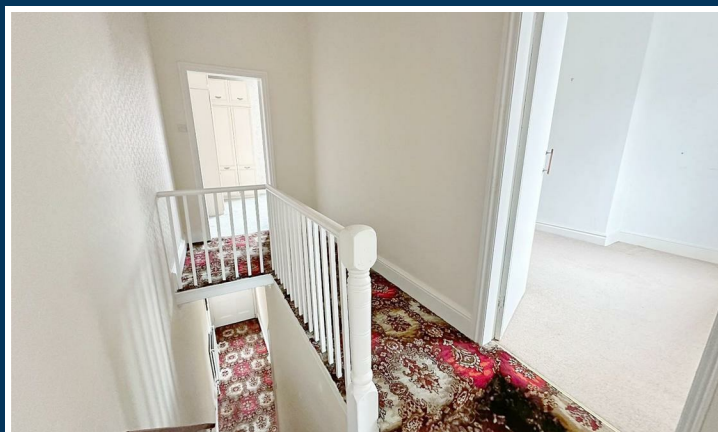
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band D

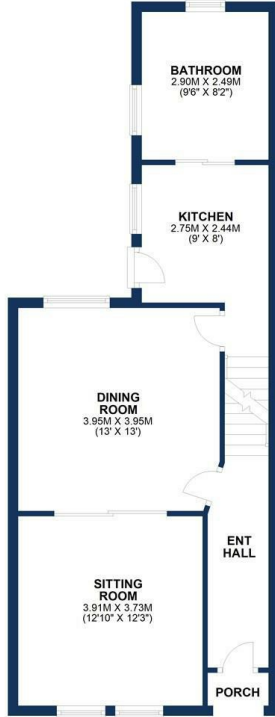
NOTE

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. 52.7 SQ. METRES (567.3 SQ. FEET)

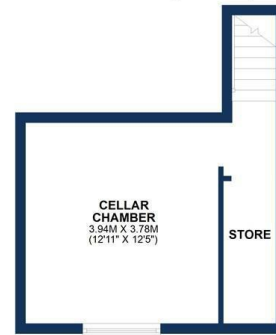


TOTAL AREA: APPROX. 119.1 SQ. METRES (1281.8 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 45.2 SQ. METRES (487.0 SQ. FEET)



BASEMENT
APPROX. 21.1 SQ. METRES (227.6 SQ. FEET)



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