



## I BEECH MEWS GROVE LANE | HALE

£650,000

An extended and replanned family house positioned in popular residential location and forming part of a unique development with converted cottages & stables combining to create five unique dwellings. The superbly presented accommodation briefly comprises entrance vestibule, contemporary dining kitchen with integrated appliances, utility room, inner hallway, spacious living room with French windows to rear gardens, shower room/WC, study/bedroom, primary bedroom with en suite shower room/WC, two further double bedrooms, single bedroom and luxurious family bathroom/WC. Gas fired central heating and PVCu double glazing. Two allocated parking spaces and EV charging point. Composite decked seating area and lawned gardens to the rear.

POSTCODE: WA15 8PR

## DESCRIPTION

Originally a combination of cottages and stables which have subsequently been converted to create deceptively spacious and unique properties set well back from the carriageway and grouped around a central courtyard. Extended, replanned and refurbished by the current owners, the accommodation is tastefully decorated and superbly proportioned throughout.

Approached beyond a composite front door and entrance vestibule, the impressive dining kitchen is fitted with contemporary units complemented by quartz work-surfaces and matching centre with breakfast bar alongside a range of Neff integrated appliances. In addition, there is ample space for a dining suite and crittall effect doors provide access to the useful utility room. Double opening doors lead onto the inner hall and beyond a spacious dual aspect living room with the focal point of an attractive period style fireplace surround and French windows to the landscape rear gardens. Positioned off the hallway there is also a study which may be invaluable for those who choose to work from home or, alternatively, an additional bedroom served by the modern ground floor shower room/WC.

At first floor level the excellent primary bedroom benefits from fitted wardrobes and an en suite shower room/WC. There are two further double bedrooms and generous single bedroom served by the luxurious family bathroom/WC with stunning marble effect tiles.

Externally there are two allocated parking spaces and provision for EV charging. The landscaped rear gardens incorporate a composite decked seating area which is ideal for entertaining during the summer months and well maintained lawn. Importantly with a south westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Grove Lane forms part of a highly regarded locality well placed for all amenities, within the catchment area of some of the borough's finest schools and a little over a mile into the village of Hale with its range of individual shops, restaurants and bars and train station providing a commuter service into Manchester. The location is also ideal for access to the surrounding network of motorways and Manchester International Airport.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Opaque double glazed/panelled woodgrain effect composite front door. Luxury vinyl wood effect flooring.

#### DINING KITCHEN

**23'8" x 15'9" (7.21m x 4.80m)**

Fitted with a range of contemporary wall and base units beneath quartz work-surfaces/up-stands and undercount stainless steel sink with mixer tap. Matching centre island with breakfast bar. Integrated Neff appliances include a combination microwave/oven/grill, five ring gas hob with extractor/light above, fridge/freezer and dishwasher. Ample space for a dining suite. Cloaks area with space for hanging coats and jackets and opaque double glazed/panelled door to the rear gardens. Two PVCu double glazed windows. Luxury vinyl wood effect flooring. Recessed LED lighting. Electric underfloor heating to the kitchen area. Crittall style doors to:

#### UTILITY ROOM

**12'2" x 4'2" (3.71m x 1.27m)**

Fitted storage cupboard housing the wall mounted gas central heating boiler. Space for an automatic washing machine and tumble dryer. Wide velux window. Luxury vinyl wood effect flooring. Recessed LED lighting. Vertical radiator.

#### INNER HALLWAY

Double opening doors from the dining kitchen. Built-in storage cupboard with shelving. Understair storage cupboard. Spindle balustrade staircase to the first floor. Parquet style Karndean flooring. Recessed LED lighting.

#### LIVING ROOM

**23'4" x 19'10" (7.11 x 6.05)**

Period style fireplace surround with decorative tiled insert and coal effect/living flame gas fire with tiled hearth. Fitted dresser unit. Timber framed double glazed French windows to the paved rear terrace and decked seating area. Dual aspect timber framed double glazed windows. Two velux windows. Laminate wood flooring. Recessed LED lighting. Picture rail. Dado rail. Three wall light points. Four radiators.



## SHOWER ROOM/WC

9'2" x 4'8" (2.79m x 1.42m)

White/chrome vanity wash basin with mixer tap and low-level WC set within tiled surrounds. Walk-in shower with tiled walls, thermostatic rain shower and handheld attachment beyond a glass screen. Stone effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## STUDY/BEDROOM FOUR

12' x 10'7" (3.66m x 3.23m)

Fitted dresser unit. PVCu double glazed window. Laminate wood flooring. Recessed LED lighting. Radiator.

## FIRST FLOOR

### LANDING

Built-in storage cupboard. Spindle balustrade. Recessed LED lighting.

### BEDROOM ONE

12'4" x 11'2" (3.76 x 3.40)

Fitted wardrobes to the full width containing hanging rails and shelving. Leaded effect PVCu double glazed window. Stained glass bullseye window to the side. Recessed LED lighting. Radiator.

### EN SUITE

5'4" x 5'1" (1.63m x 1.55m)

Fully tiled and fitted with a white/chrome wall mounted wash basin and low-level WC. Corner tiled enclosure with thermostatic rain shower, handheld attachment and body-jets. Recessed low LED lighting. Extractor fan. Chrome heated towel rail.

### BEDROOM TWO

13' x 11'9" (3.96m x 3.58m)

PVCu double glazed window. Recessed LED lighting. Radiator.

### BEDROOM THREE

12'5" x 8'3" (3.78 x 2.51)

Leaded effect PVCu double glazed window. Dado rail. Radiator.

### BEDROOM FOUR

10'11" x 7'9" (3.33m x 2.36m)

Built-in storage cupboard. Built-in wardrobe with hanging rail. Leaded effect PVCu double glazed window. Radiator.

## BATHROOM/WC

7'9" x 5'1" (2.36m x 1.55m)

Fitted with a contemporary white/chrome suite comprising whirlpool bath with mixer tap, thermostatic shower and screen above, vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window. Marble effect tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Two allocated parking spaces and EV charging point.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

We are informed the property is held on a Freehold basis. This should be verified by your Solicitor.

## COUNCIL TAX

Band F

## NOTE

No appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### FIRST FLOOR

APPROX. 58.3 SQ. METRES (627.2 SQ. FEET)



TOTAL AREA: APPROX. 149.0 SQ. METRES (1603.7 SQ. FEET)  
Floorplans For Illustrative Purposes Only

### GROUND FLOOR

APPROX. 90.7 SQ. METRES (976.5 SQ. FEET)



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