



44 GROVE LANE | HALE

OFFERS OVER £500,000

An extended and superbly presented traditional bay fronted semi detached family house with south facing landscaped rear gardens. The accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, family room, spacious sitting/dining room with sliding windows to the rear terrace, fitted kitchen with integrated appliances, three excellent bedrooms and contemporary shower room/WC.

Gas fired central heating and PVCu double glazing. Driveway providing off road parking and detached garage. EV charging point.

Grounds with stone paved seating areas and mature borders. Planning permission granted 110911/HHA/23.

POSTCODE: WA15 8JE

DESCRIPTION

Grove Lane is well placed 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, there is easy access to the surrounding network of motorways.

This traditional bay fronted semi detached family house has been extended to create a generously proportioned sitting/dining room and the adjacent kitchen has been refitted with modern white units. Importantly planning permission has been granted for a substantial two storey extension at the side and rear: Trafford Planning Reference 110911/HHA/23.

The refurbished and tastefully decorated accommodation is approached beyond an enclosed porch and entrance hall with attractive herringbone flooring continuing seamlessly into the family room which is currently used as a home office. Positioned toward the rear is the aforementioned sitting/dining room with clearly defined areas and provision for a wall mounted flat screen television in addition to sliding windows opening onto the paved rear terrace. The kitchen benefits from a range of integrated appliances and a side porch provides access to the gardens. Completing the ground floor is a well appointed cloakroom/WC.

At first floor level there are three excellent bedrooms, two of which feature contemporary fitted wardrobes, and luxurious shower room/WC with white suite, matt black fittings and crittall effect walk-in shower screen.

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

Externally the driveway provides off road parking for two cars with provision for EV charging and additional parking is available within the detached garage. The landscaped rear gardens have been carefully designed for ease of maintenance and the paved seating areas are ideal for entertaining during the summer months with a southerly aspect to enjoy the sunshine throughout the day.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque PVCu double glazed/panelled front door set within a brick arch.

CLOAKROOM/WC

White/chrome corner vanity wash basin with mixer tap and low-level WC. Tiled walls. Herringbone laminate wood flooring. Opaque leaded effect PVCu double glazed window to the side. Recessed LED lighting.

ENTRANCE HALL

PVCu double glazed/panelled door set within a matching surround. Turned spindle balustrade. Herringbone laminate wood flooring. Recessed LED lighting. Contemporary radiator.

FAMILY ROOM

12'10" x 11'4" (3.91m x 3.45m)

Leaded effect PVCu double glazed bay window. Herringbone laminate wood flooring. Recessed LED lighting. Contemporary vertical radiator.

SITTING/DINING ROOM

20'8" x 10'3" (6.30m x 3.12m)

Planned to incorporate

SITTING AREA

Provision for a wall mounted flat screen television. Recessed LED lighting. Two contemporary vertical radiators.

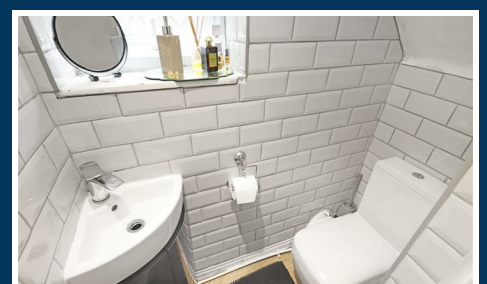
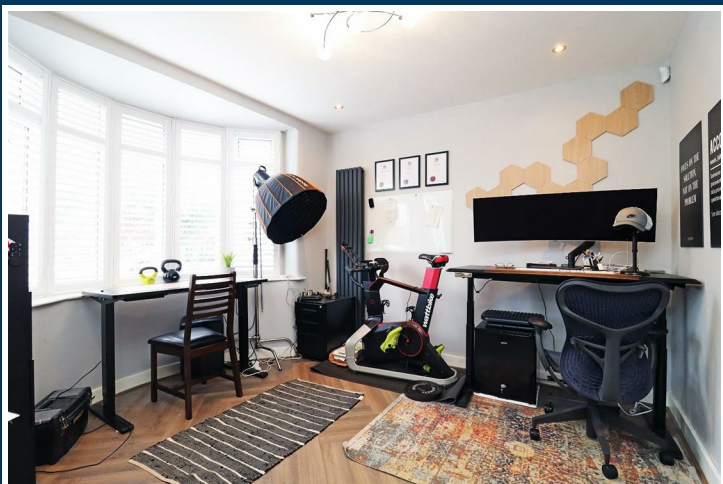
DINING AREA

PVCu double glazed sliding window to the rear terrace. Velux window. Recessed LED lighting. Contemporary vertical radiator.

KITCHEN

14'3" x 6'3" (4.34m x 1.91m)

Fitted with matching wall and base units beneath heat resistant work surface and inset composite drainer sink with professional style mixer tap and tiled splash-back. integrated appliances include an electric fan oven/grill, four ring gas hob with extractor/light above and dishwasher. Space for a fridge/freezer. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. Leaded effect PVCu double glazed window to the side and rear. Tiled effect flooring. Contemporary radiator. PVCu panelled door with double glazed fan light to:



SIDE PORCH

Brick to the lower section and PVCu framed with leaded light effect double glazed windows. Leaded effect PVCu double glazed/panelled door. Decorative tiled floor.

FIRST FLOOR

LANDING

Turned spindle balustrade. Leaded effect PVCu double glazed window to the side. Recessed LED lighting.

BEDROOM ONE

11'10" x 10'3" (3.61m x 3.12m)

Full height mirror fronted wardrobes containing hanging rails and shelving. Leaded effect PVCu double glazed window to the rear. Contemporary radiator.

BEDROOM TWO

12'10" x 10'3" (3.91m x 3.12m)

Full height mirror fronted wardrobes containing hanging rails and shelving. Leaded effect PVCu double glazed bay window to the front. Contemporary radiator.

BEDROOM THREE

6'10" x 6'3" (2.08m x 1.91m)

Leaded effect PVCu double glazed window to the front. Contemporary radiator.

BATHROOM/WC

8'2" x 6'2" (2.49m x 1.88m)

Fitted with a white/matt black suite comprising wide vanity wash basin with mixer tap and low-level WC. Walk-in shower with thermostatic rain shower and handheld attachment beyond a crittall effect glass screen. Opaque leaded effect PVCu double glazed windows to the side and rear. Partially tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Designer radiator.

OUTSIDE

DETACHED GARAGE

16'6" x 9' (5.03m x 2.74m)

Double opening timber doors at the front and timber door at the rear.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

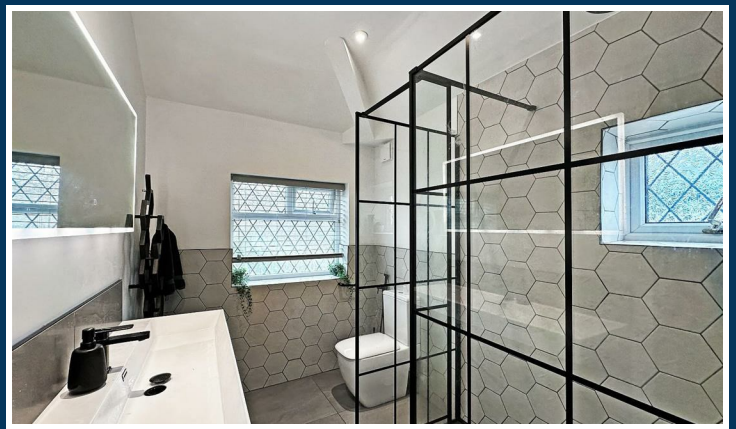
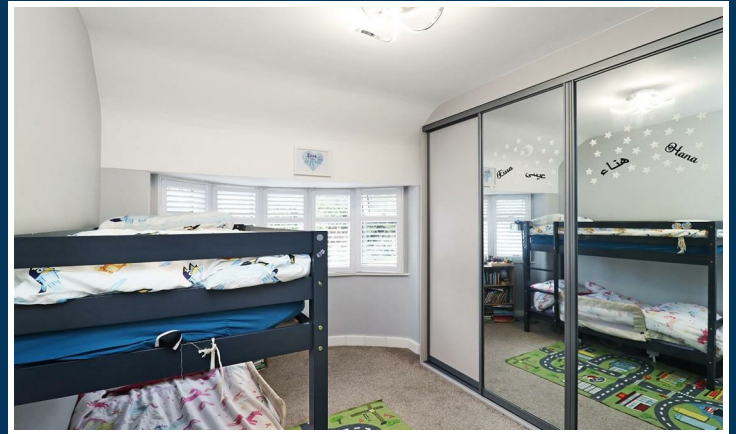
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £5.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band D

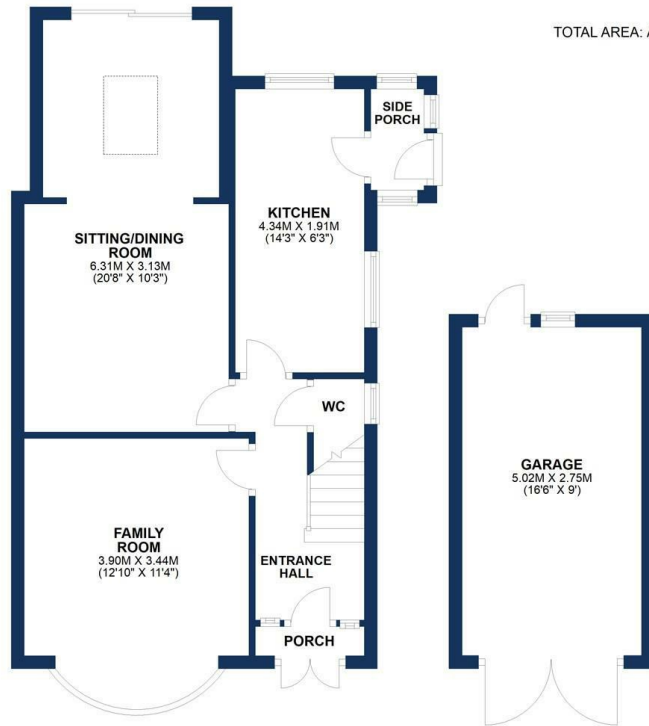
NOTE

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



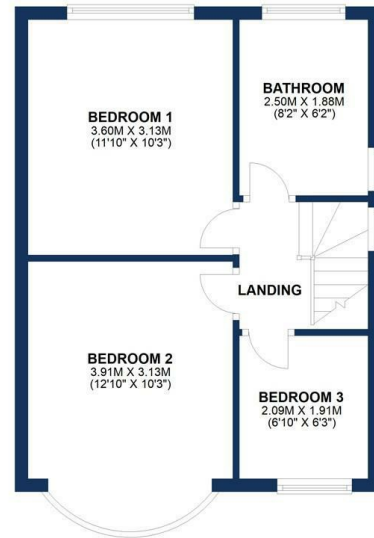
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GROUND FLOOR
APPROX. 62.7 SQ. METRES (675.1 SQ. FEET)



TOTAL AREA: APPROX. 99.7 SQ. METRES (1073.5 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 37.0 SQ. METRES (398.4 SQ. FEET)



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