



165 GROVE LANE | HALE

OFFERS OVER £550,000

NO ONWARD CHAIN

A traditional bay fronted semi detached family house of generous size standing within landscaped grounds and positioned in a popular residential location. The accommodation briefly comprises enclosed porch, wide entrance hall, dining room with feature fireplace, sitting room with French windows to the rear terrace, fitted breakfast kitchen with integrated appliances, three genuine double bedrooms, bathroom and WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and detached garage. Gardens laid mainly to lawn.

POSTCODE: WA15 8LR

DESCRIPTION

This attractive bay fronted semi detached family house has been constructed to a traditional design built in brick, with a partially rendered front elevation beneath a tiled roof. The windows have been replaced with PVCu double glazing and gas fired central heating has been installed.

It is difficult to appreciate from the exterior the well proportioned accommodation within and much of the original character remains. Approached beyond a wide entrance hall with panelled staircase, there are two spacious reception rooms. The dining room is positioned toward to the front and features an attractive fireplace surround whilst the generous sitting room benefits from French windows opening onto the paved rear terrace. The adjacent breakfast kitchen is fitted with a range of Shaker style units complemented by a range of integrated appliances. In addition, there is a pantry and the rear hall provides external access the side and an adjoining storage cupboard.

At first floor level there are three excellent double bedrooms, bathroom with white suite and chrome fittings and separate WC.

The paved driveway allows ample off road parking, extends to the side of the property and leads to the detached garage.

The rear gardens are certainly a feature and are approximately 60 feet in length. The paved terrace is ideal for entertaining during the summer months and the well maintained lawn is further enhanced by a variety of mature planting.

There is also much further potential, subject to obtaining the relevant approval, as neighbouring properties have extended the ground floor and converted the loft space.

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 interesting shops, restaurants and bars and train station providing a commuter service into Manchester. The area is also well situated for easy access to the surrounding network of motorways and Manchester International Airport.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed/panelled door flanked by stained glass windows to both sides. Tiled floor.

ENTRANCE HALL

Stained glass/panelled hardwood front door. Stained glass window to the front. Panelled staircase the first floor. Under-stair storage cupboard. Coved cornice. Picture rail. Radiator.

DINING ROOM

14'6" x 11' (4.42m x 3.35m)

Period style fireplace surround. PVCu double glazed bay window to the front. Coved cornice. Picture rail. Radiator.

SITTING ROOM

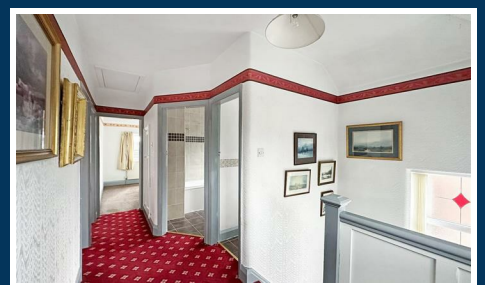
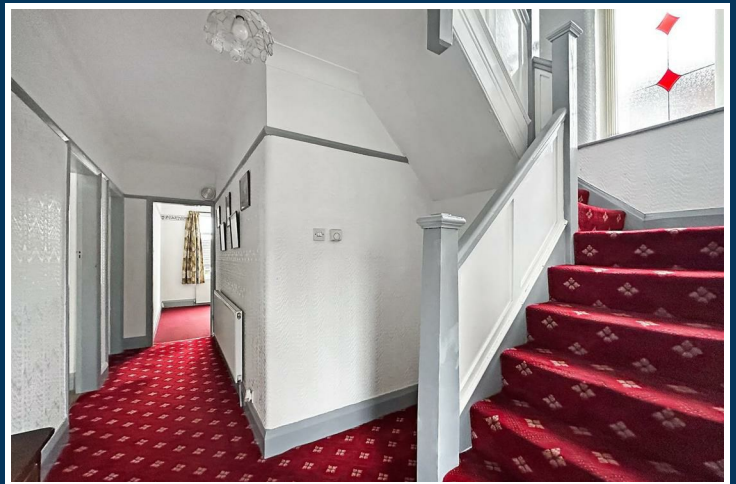
15' x 12' (4.57m x 3.66m)

Period style fireplace surround with marble insert and hearth. PVCu double glazed French windows set within a matching surround to the paved rear terrace. Decorative ceiling moulding. Coved cornice. Picture rail. Radiator.

BREAKFAST KITCHEN

18'4" x 11'7" (5.59m x 3.53m)

Fitted with a range of Shaker style wall and base units beneath granite effect heat resistance work-surfaces and stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, microwave oven, four ring gas hob with extractor/light above and fridge. Recess for an automatic washing machine. Ample space for a table and chairs. Pantry cupboard with shelving and housing the wall mounted gas central heating boiler. Two PVCu double glazed windows to the side. PVC double glazed window to the rear. Tiled floor. Radiator.



REAR HALL

PVCu double glazed/panelled door to the side. Under-stair storage cupboard.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window at half-landing level. Linen closet with shelving and radiator. PVCu double glazed window to the front. Access to the partially boarded loft space via a folding ladder. Radiator.

BEDROOM ONE

15'3" x 12' (4.65m x 3.66m)

PVCu double glazed bay window to the front. Radiator.

BEDROOM TWO

15' x 12' (4.57m x 3.66m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

11' x 10'11" (3.35m x 3.33m)

Opaque PVCu double glazed window to the side. PVCu double glazed window to the rear. Two wall light points. Radiator.

BATHROOM

7'6" x 6'8" (2.29m x 2.03m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above and pedestal wash basin with mixer tap. Opaque PVCu double glazed window to the side. Partially tiled walls. Tiled floor. Radiator.

WC

White/chrome low-level WC. Opaque PVCu double glazed window to the side. Tiled floor.

OUTSIDE

DETACHED GARAGE

Door and window to the side.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

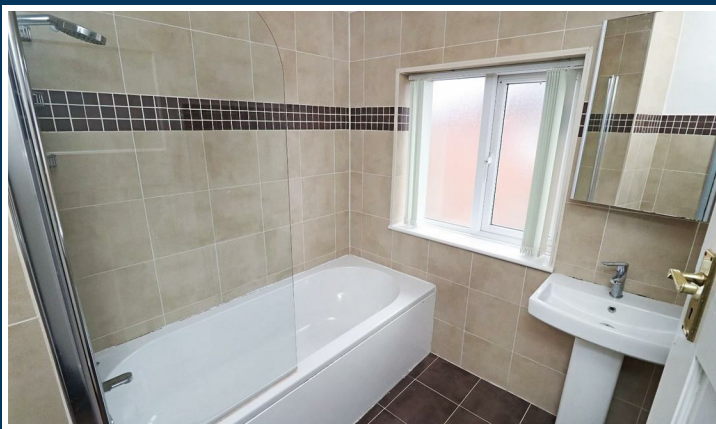
We are informed the property is Freehold and subject to a Rent Charge of £6.00 per annum This should be verified by your Solicitor.

COUNCIL TAX

Band E.

NOTE

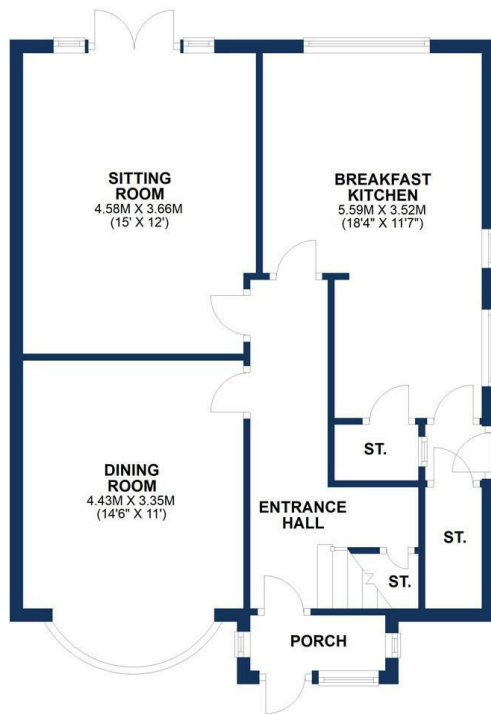
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 61.3 SQ. METRES (659.4 SQ. FEET)



FIRST FLOOR

APPROX. 59.3 SQ. METRES (638.4 SQ. FEET)



TOTAL AREA: APPROX. 120.6 SQ. METRES (1297.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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