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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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19 Grove Lane

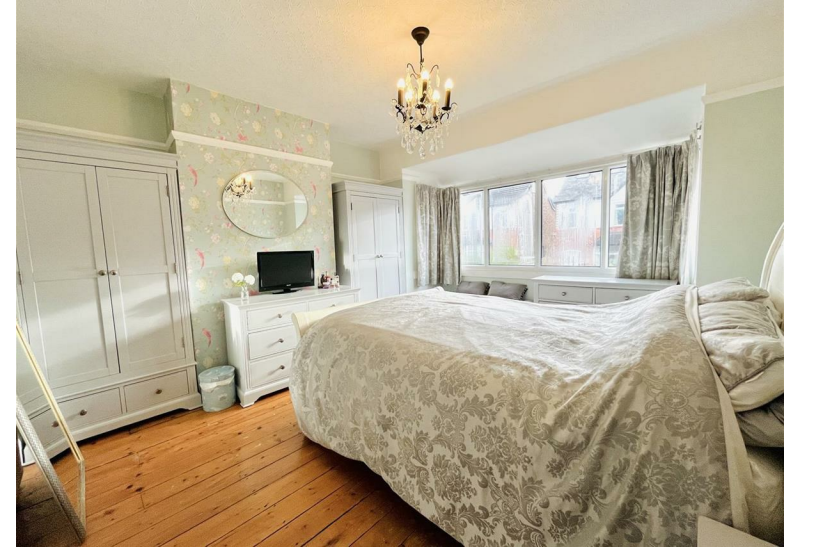
Hale, Altrincham, WA15 8JF



£477,500

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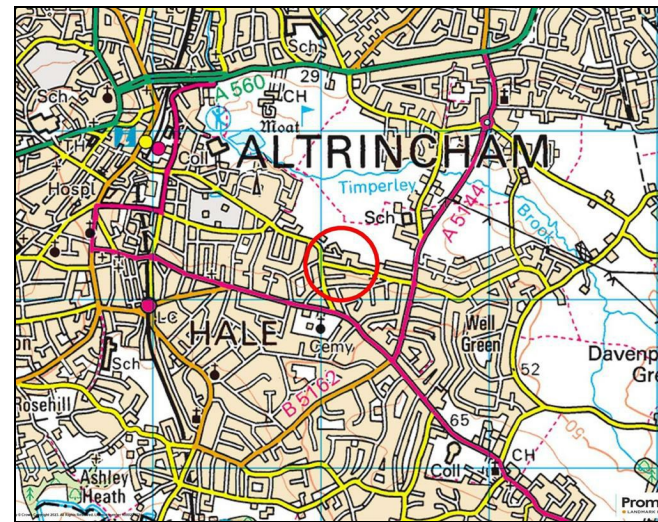
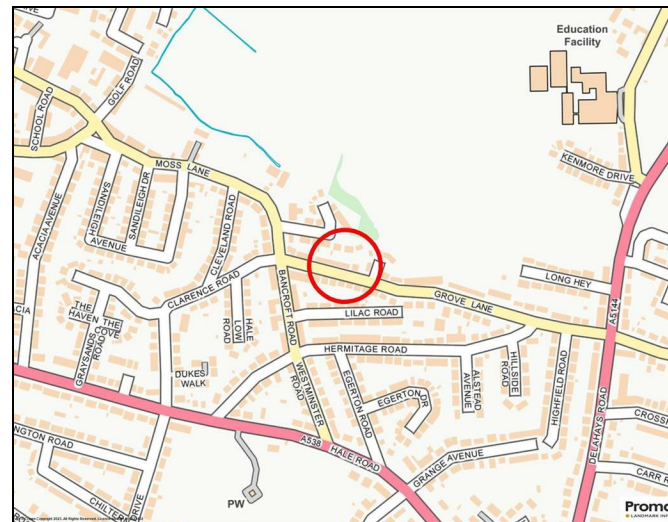
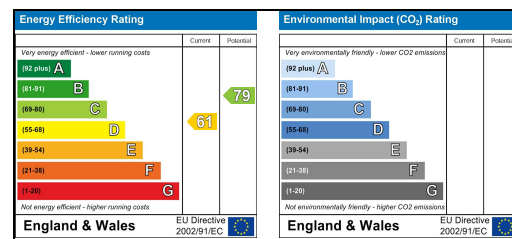


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

A SUPERBLY PROPORTIONED SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION CLOSE TO EXCELLENT SCHOOLS, LOCAL SHOPS, HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1031SQFT

Porch. Entrance Hall. Living and Dining Room. Breakfast Kitchen. Three good Bedrooms. Family Bathroom. Driveway. Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A superbly proportioned bay fronted Semi Detached family home located in this popular location within walking distance of both Stamford Park and The Well Green Schools and with Altrincham Town Centre and Hale Village both within easy reach.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 1031 square feet providing a Hall, Living/Dining Room and Breakfast Kitchen to the Ground Floor and Three good sized Bedrooms served by a stylish Bathroom to the First Floor.

Externally, there is a paved Driveway providing off road Parking for two cars and to the rear a landscaped Garden.

Comprising:

Enclosed Porch with panelled and stained glass window feature. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Opaque window to the side elevation. Built in cloaks. Access to useful under stairs storage.

Open Plan Living and Dining Room is a Double Reception Room with stripped and stained floorboards. To the Living Area there is a bay window to the front elevation and to the chimney breast a cast iron open fire with tiled hearth. Picture rail surround. Coved ceiling.

Dining Room with French doors overlooking and providing access to the gardens to the rear. Picture rail surround.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over incorporating a breakfast bar area. Inset into which is a one and a half bowl sink and drainer unit with mixer tap over. The worktops incorporate a breakfast bar area. Integrated Neff appliances include a stainless steel double oven, four ring hob with extractor fan over and dishwasher. Built in fridge freezer, washing machine and microwave. Stripped and stained floorboards. Two windows to the side and rear elevations and an opaque door provides access to the same.

To the First Floor Landing there is access to Three good sized Bedrooms and a stylish Family Bathroom. Opaque window to the side elevation.

Bedroom One with a wide bay window to the front elevation. Picture rail surround. Stripped and stained floorboards.

Bedroom Two with window to the rear elevation enjoying views over the gardens. Picture rail surround.

Bedroom Three with window to the front elevation. Picture rail surround. Stripped and stained floorboards.

The Bedrooms are served by a stylish Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath with shower attachment over, walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Opaque windows to the side and rear elevations. Underfloor heating. Loft access point.

Externally, there is a paved Driveway providing ample off road Parking and a stocked Garden border.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Living/Dining Room and Breakfast Kitchen. The Garden enjoys a circular area of lawn and there is a stocked border.

The Garden is enclosed within timber fencing.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1031 Sq. Feet
= 95.57 Sq. Metres

