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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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.



INDEPENDENT ESTATE AGENTS

128 Grove Lane Hale, Altrincham, Cheshire, WA15 8LT

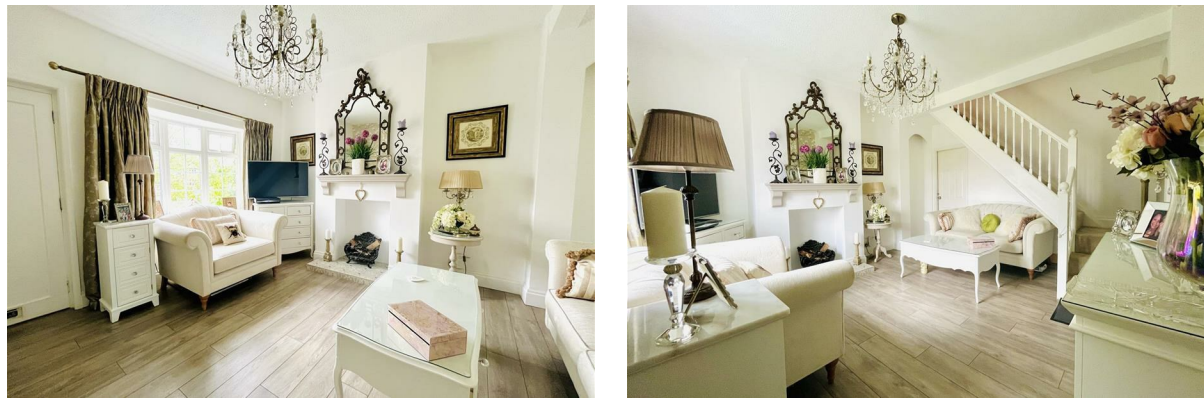


AN ATTRACTIVE VICTORIAN TERRACED COTTAGE WITH LONG GARDENS TO THE FRONT AND REAR AND PARKING FOR TWO CARS, IDEAL FOR A FIRST TIME BUYER OR DOWNSIZER CLOSE TO ALTRINCHAM, HALE AND HALE BARNES CENTRES. 913sqft.

Porch. Lounge. Open Plan Dining Kitchen. Two Double Bedrooms. Two En Suite Bath/Shower Rooms. Driveway. Gardens.

Offers Over £475,000

in detail



An attractive, Victorian Terraced Cottage forming one of a row these distinctive Cottages enjoying particularly deep garden frontages set back from Grove Lane and on the corner of Carlton Road close to Altrincham, Hale and Hale Barns Centres.

The property is beautifully presented throughout with the accommodation extending to some 913 sq ft, providing a Porch, Lounge and recently extended Open Plan Dining Kitchen to the Ground Floor and Two Double Bedrooms both enjoying an En Suite Bath/Shower Room.



Externally, the property enjoys a lovely Garden frontage with well stocked borders with a variety of plants and set into this is off street Parking for two cars.

To the rear there is also a further good sized South facing Garden to the rear with patio area affording a good degree of privacy.



Externally, the property enjoys a lovely Garden frontage set into this is off street Parking for two cars and there is also a further good sized South facing Garden to the rear with patio area affording a good degree of privacy.

Comprising:

Enclosed Porch with window to the side elevation

Lounge enjoying a front garden aspect. Fireplace feature to the chimney breast and a spindle balustrade staircase rises to the First Floor.

Open Plan Dining Kitchen with part vaulted ceiling and two inset Velux windows making this a naturally light and bright space. French doors and windows overlook and provide access to the delightful, private, well screen gardens to the rear.

To the Dining Area there is a cast iron log burning stove to the fireplace and ample space for a dining table and chair.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and half bowl sink and drainer unit with mixer tap over. Integrated appliances include an oven, four ring hob with extractor fan over, fridge, freezer and dishwasher. There is space for a washing machine behind a door unit. Tiled floor.

To the First Floor Landing there is access to Two Double Bedrooms, both enjoying an En Suite Bath/Shower Room.

Bedroom One with window to the rear elevation enjoying views over the gardens. Loft access point with pull down ladder.

This room enjoys an En Suite Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with dual shower attachments over and glazed screen, built in sink with storage below and WC. Built in airing cupboard housing the wall mounted gas central heating boiler.

Bedroom Two with window to the front elevation. To the chimney breast there is an attractive cast iron fireplace feature.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin with built in storage below and WC. Tiling to the shower and sink areas. Tiled floor.



- Leasehold - 999 years from 14 March 1893
- Council Tax Band D

Approx Gross Floor Area = 913 Sq. Feet
= 84.9 Sq. Metres

