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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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INDEPENDENT ESTATE AGENTS

## 26 Grove Lane

Hale, Altrincham, Cheshire, WA15 8JE



£585,000

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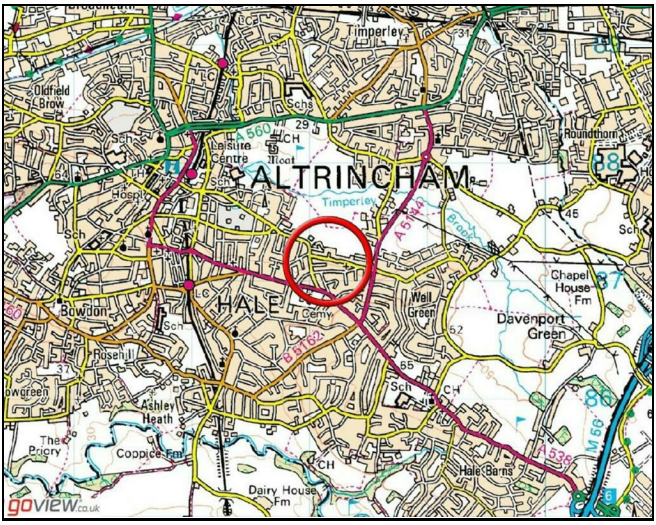
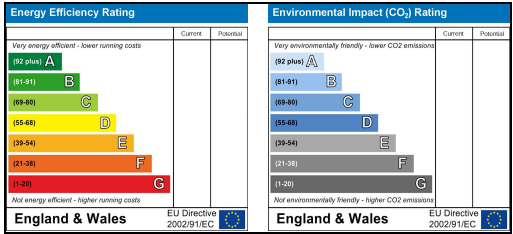
**W**  
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# energy efficiency

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



# overview

A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED SEMI DETACHED, ARRANGED OVER THREE FLOORS WITH SUNNY ASPECT GARDENS WALKING DISTANCE OF SCHOOLS AND HALE VILLAGE. 1181sqft.

Hall. WC. Lounge. 17' x 16' Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms. South Facing Gardens.



**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 beautifully presented, updated and improved, traditional bay fronted Semi Detached property positioned within walking distance of both Stamford Park and The Well Green Schools, with Altrincham Town Centre and Hale Village both within easy reach.

The stylishly presented accommodation extends to some 1181 sqft comprising of a Hall, WC, Lounge and Dining Kitchen to the Ground Floor and Four Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors.

Externally, there is on road parking and to the rear a good size, sunny aspect Garden.

Comprising:

UPVC entrance door leading to a Hall with a spindle balustrade staircase rising to the First Floor. Doors lead to the Ground Floor living accommodation. Built in meter cupboards. Coved ceiling. Dado rail surround.

Ground Floor WC fitted with a white suite and brass fittings, providing a WC and wash hand basin. Panelled wall. Window to the side elevation. Tiled floor.

Lounge with uPVC frame bay window to the front elevation. Fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Dining Kitchen is a superb open plan space. To the Dining Area there are uPVC frame French doors overlooking and giving access to the Gardens. Picture rail surround. Halogen lighting.

The Kitchen Area is fitted with a range of contemporary base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, four ring hob with extractor fan over, fridge, freezer, dishwasher and wine cooler. Window to the rear elevation and a door provides access to the same.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. UPVC frame window to the side elevation. Coved ceiling. Staircase rising to the Second Floor.

Bedroom One with a uPVC frame window to the rear elevation. To the chimney breast there is a cast iron fireplace feature. Coved ceiling.

Bedroom Two with a uPVC frame window to the front elevation. Coved ceiling. Picture rail surround.

Bedroom Three is a good size Single Room with a uPVC frame window to the front elevation. Coved ceiling.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and black fittings, providing a double ended bath, separate enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin and WC. Opaque uPVC frame window to the rear elevation. Tiling to the walls.

A staircase rises to the Second Floor. UPVC frame window to the side elevation.

Bedroom Four with sloping ceilings, inset into which are two Velux skylight windows. There is extensive roof void storage space.

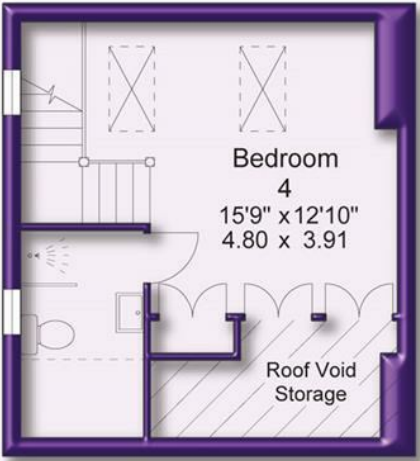
This Bedroom enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, comprising of a walk in wet room style thermostatic shower with glazed screen, wash hand basin with built in storage and WC. Part tiled walls. Tiled floor. UPVC frame window to the side elevation.

Externally, there is on road parking and a low maintenance Garden frontage. To the rear, the Gardens are a good size with a paved patio adjacent to the back of the property accessed via the French doors from the Dining Kitchen. Steps lead to a Lawned Garden area with stocked border and enclosed within timber fencing. The Gardens are south facing and therefore enjoy a sunny aspect. Timber shed.

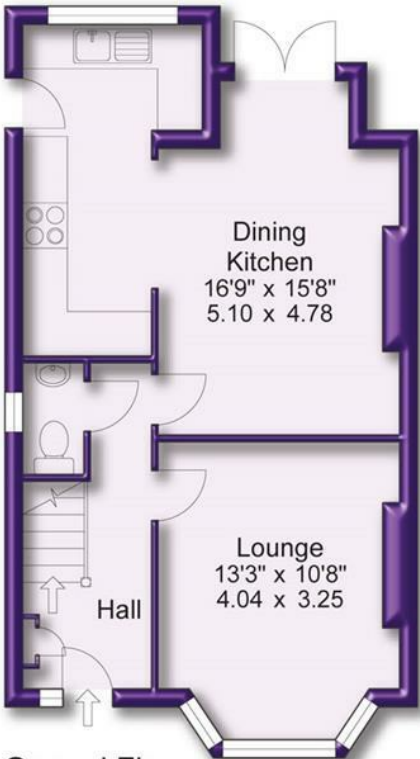
- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1223 Sq. Feet  
(Including Roof Void Storage) = 113.6 Sq. Metres

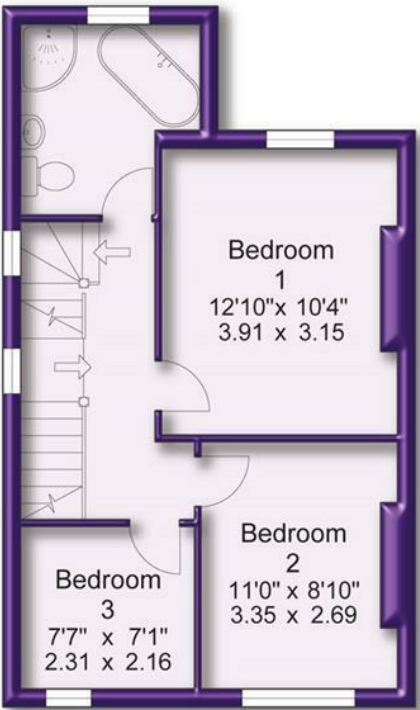
Approx Gross Floor Area = 1181 Sq. Feet  
(Excluding Roof Void Storage) = 109.4 Sq. Metres



Second Floor



Ground Floor



First Floor