

HALE OFFICE:

212 ASHLEY ROAD, HALE, CHESHIRE WA15 9SN TEL: 0161 941 6633 FAX: 0161 941 6622

11.10

SALE OFFICE:

91-93 SCHOOL ROAD, SALE, CHESHIRE M33 7XA TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net

INDEPENDENT ESTATE AGENTS



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location



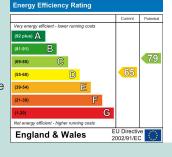


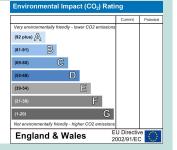


energy efficiency

In line with Government Legislation, we are now able to provide an

Energy Performance Certificate (EPC) rating (see table on the right)





AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 torchure may be approximate. Therefore if intending purchasers need accurate measurements used in this core near the resisting furniture will fit they should take the measurements themselves.

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 BARNS CENTRES. 913sqft.

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

£450,000

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.

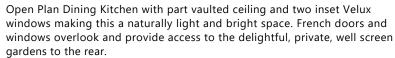


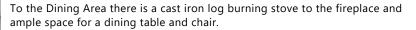
Externally, the property enjoys a lovely Garden frontage set into this is off street Parking for two cars and there is also a further good sized South facing Garden to the rear with patio area affording a good degree of privacy.

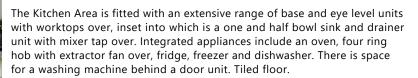
Comprising:

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.

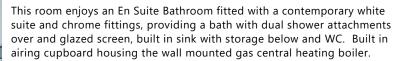






To the First Floor Landing there is access to Two Double Bedrooms, both enjoying an En Suite Bath/Shower Room.

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



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.

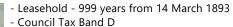




Externally, the property enjoys a lovely Garden frontage with well stocked borders with a variety of plants and set into this is off street Parking for two cars.

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.



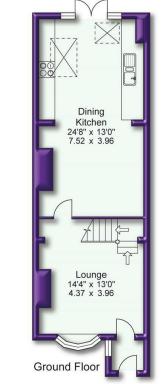


Approx Gross Floor Area = 913 Sq. Feet

84.9 Sq. Metres









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