



3 Bed
House
located in Hale

£795,000



MaddoxNoel
ESTATE & LETTINGS AGENTS

125 Grove Lane
Hale
Altrincham
WA15 8JQ



Entrance Hall

With stairs to first floor, radiator, herringbone style flooring which extends through to the living space

WC

Cloakroom WC with wash basin

Office

9'9 x 5'7

Window to front aspect

Open Plan Living Space

25'1 x 28'3 (max

This beautifully designed space includes a fully fitted kitchen with a large central island and pendant lighting, a dining area, and a lounge, all enhanced by three Velux skylights that bring in natural light and bi-fold doors opening onto the garden.

Utility Room

With units and plumbing for washing machine

Living Room

14' x 10'

Bay window to the front of the property and feature cast iron fireplace.

First Floor

Loft access from the landing

Bedroom One

13'9 x 11'3

Window to front aspect

Bedroom Two

12'8 x 11'5

Window to rear aspect

Bedroom Three

7'11 x 7'8

Window to front aspect

Bathroom

Window to rear aspect

Basement

Room One

11'1 x 9'1

Window to front aspect

Room Two

12'8 x 11'1

Currently used as a cinema room

Room Three

8'7 x 4'2

Rear Garden

To the rear of the house is a beautiful and well maintained garden with decking - perfect for entertaining and Al-Fresco dining

External

To the front, there is off-road parking for up to two vehicles.

Local Schools

The area around 125 Grove Lane is well-served by a range of highly rated schools. Well Green Primary School is just 0.5 miles away and rated Good by Ofsted. For secondary education, Altrincham Grammar School for Girls (1.1 miles) and Altrincham Grammar School for Boys (1.3 miles) both hold Outstanding ratings and are among the top-performing schools nationally. North Cestrian School (1.2 miles) and Altrincham College (0.3 miles) also



offer strong secondary options, with Good Ofsted ratings. For private education, Hale Preparatory School (0.7 miles) is rated Excellent by the Independent Schools Inspectorate, while Forest Preparatory School (1.5 miles) and St Ambrose Preparatory School (1.8 miles) provide co-educational and Catholic options respectively, both with strong reputations locally

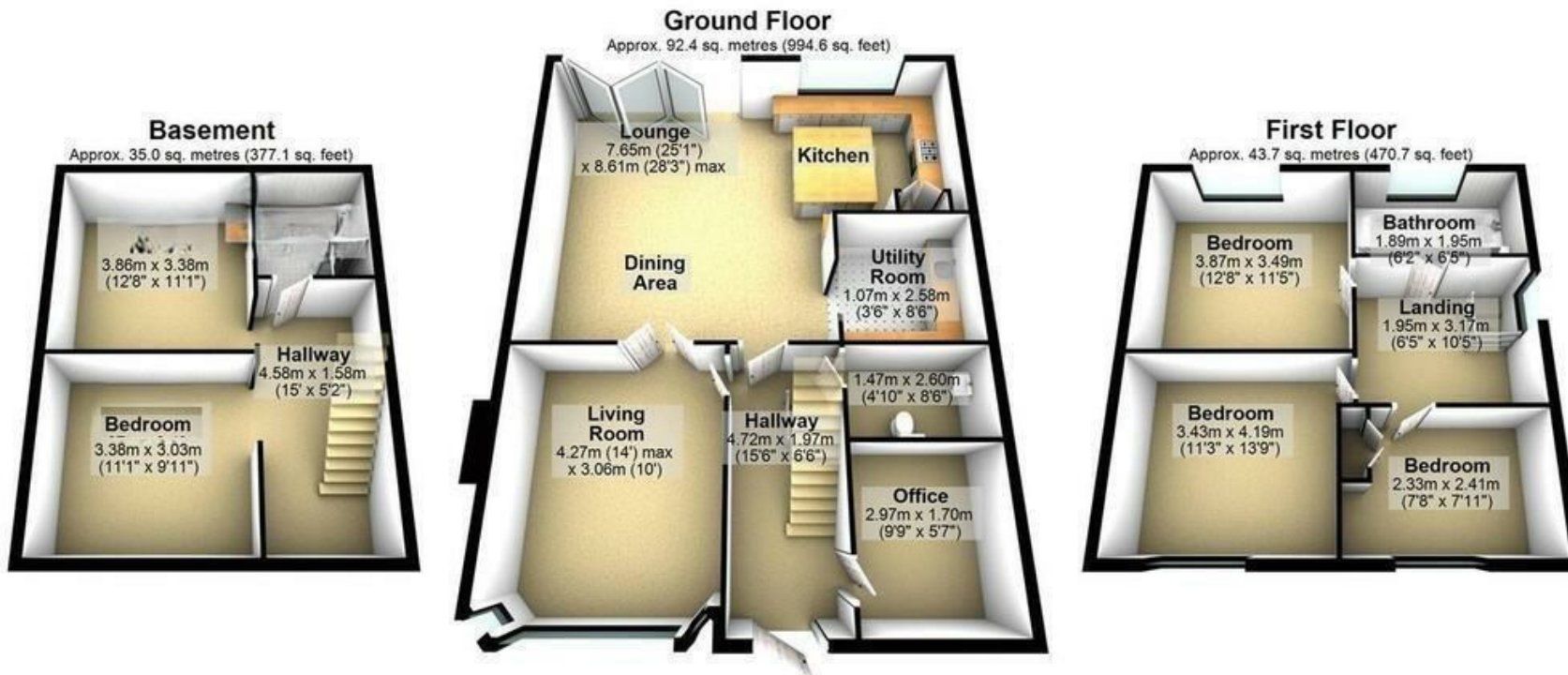
Local Area

125 Grove Lane is ideally located just 0.5 miles from Hale village and 1.2 miles from Altrincham town centre, both offering a vibrant mix of independent shops, cafés, and restaurants. Hale village is home to popular spots like Riva Bar & Restaurant, known for its relaxed atmosphere and live acoustic music, and Piccolino, a stylish Italian restaurant with alfresco dining on Ashley Road. Altrincham boasts a thriving food scene including the award-winning Altrincham Market, artisan coffee shops, and a variety of bars and eateries catering to all tastes. The area also offers excellent leisure facilities, boutique shopping, and regular community events, making it a lively and desirable place to live.


Disclosure:

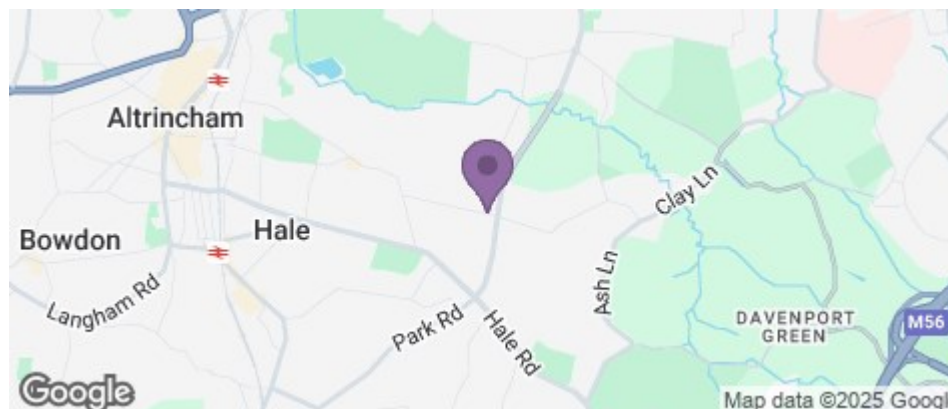
The seller of this property has a personal interest in Maddox Noel Estate Agents.





Total area: approx. 171.2 sq. metres (1842.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DIRECTIONS

Grove Lane in Hale is easily accessible by road and public transport. It's just 4.2 miles from Junction 6 of the M56 and 6.5 miles from Junction 7 of the M60, offering excellent links to Manchester, Liverpool, and Chester. Hale train station is only 0.6 miles away, while Altrincham station—serving both trains and trams—is 1.2 miles from the property. Several local bus stops

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