



Grove Lane | | Hale | WA15 8PR

Guide price £750,000



SHEPPARD & CO



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- Beautifully Presented And Meticulously Finished Family Home
- Spacious Accommodation Approaching 1,600 Sq Ft
- Superb Open Plan Kitchen, Living, Dining Area
- Two Further Reception Rooms
- Downstairs WC And Utility Room
- Impressive Principal Bedroom Suite
- Off Road Parking For Two Vehicles
- Westerly Facing Rear Garden To The Rear
- Easy Access To Both Hale And Altrincham
- Catchment To The Areas Finest Schools

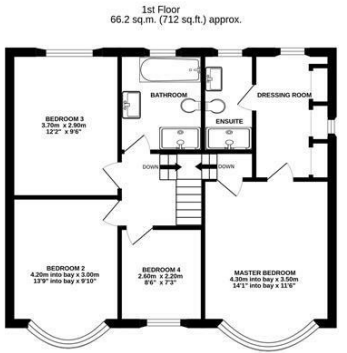
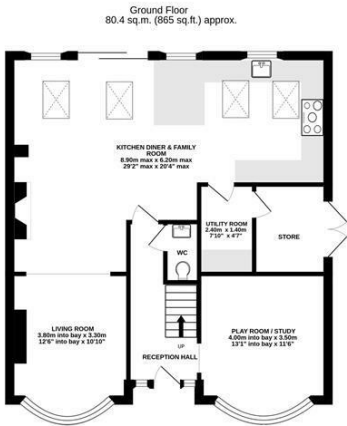
Immaculately and meticulously finished by our clients, this beautifully presented four-bedroom semi-detached home offers generous living space, contemporary finishes, and superb family functionality—all within easy reach of Hale village.

The ground floor welcomes you into a spacious entrance hall with a cloakroom/WC. The heart of the home is an impressive open-plan kitchen, dining and family room, spanning the width of the house with velux windows providing an abundance of natural light in addition to sliding doors opening to the rear garden. A further living area flows from this space, ideal for relaxing or entertaining. There is a separate playroom/study and utility room leading to a large, practical store room which completes the downstairs. Upstairs, the principal bedroom is a standout, boasting a walk-in dressing room and a sleek en suite shower room. Three further well-proportioned bedrooms are served by a modern family bathroom.

Externally, the property benefits from off-road parking for two vehicles to the front, while to the rear lies a generous westerly facing garden—perfect for outdoor dining, children’s play or simply enjoying the outdoors.

Offering a wonderful balance of style, space and location, this is a rare opportunity to secure a turn-key family home in one of Hale’s most popular addresses. Grove Lane is located almost equi distant between Hale and Hale Barns. Hale Barns with its improved village centre and Hale’s fashionable village with its range of restaurants and shops is complemented by Altrincham’s market town and vibrant centre with Metrolink services into Manchester. The urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound.

POST CODE - WA15 8PR



TOTAL FLOOR AREA: 146.5 sq.m. (1577 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metaplan (2020)

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

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