



Grove Lane | | Hale | WA15 8JE

£550,000



SHEPPARD & CO

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- A Truly Stunning Semi-Detached Family Home
- Open Plan Living Dining Room
- Southerly Facing Rear Garden
- Catchment To The Areas Finest Schools
- Spacious Accommodation in excess of 1100 sq.ft.
- Three Double Bedrooms
- Walking Distance To Altrincham

VIEWINGS TO START WEEK COMMENCING 6TH OCTOBER

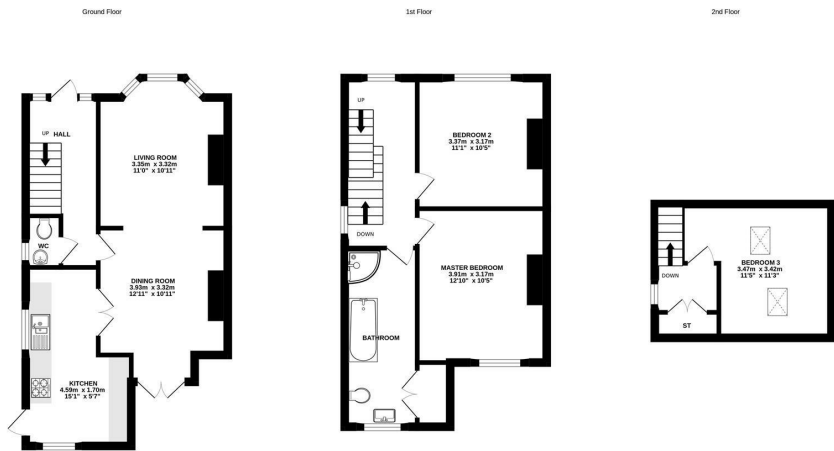
This beautifully presented semi-detached home has been thoughtfully updated to create light, stylish accommodation arranged over three floors.

The ground floor is centred around a spacious open-plan living and dining room, with French doors opening onto a paved terrace and the Southerly rear garden beyond. A contemporary kitchen with adjoining utility area and a convenient guest WC complete this level.

On the first floor, there are two well-proportioned double bedrooms served by a modern family bathroom. The top floor provides a further generously sized double bedroom, ideal as a principal suite, guest room, or home office.

Externally, the property benefits from a welcoming front garden and a good-sized rear garden, enjoying a sunny aspect. A paved terrace, lawned area, and useful storage shed make it perfect for both relaxation and family living.

DIRECTIONS - WA15 8JE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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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	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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