



jordan fishwick

ALTRINCHAM
Grove Lane



The Property

Jordan Fishwick are proud to present to market for sale this three bedroom semi-detached property located within walking distance of both Hale village and Altrincham town centre. Additionally the property has easy access links to motorways and local transport links to Manchester city centre. The property falls within catchment of highly regarded primary and secondary schools too.

In brief, internally, the property boasts an entrance, hall, bay fronted lounge, dining room, kitchen, utility room with access into garage. To the first floor there are two double bedrooms and single bedroom, and finally a family bathroom.

Externally there is a raised decking area and patio, with steps leading to the lawned garden which is enclosed and bordered by established bushes. To the front there is off road parking for two cars with a EV charging point, as well as a lawned front garden with hedges offering privacy to the living accommodation.

Viewing are strongly advised to appreciate this well presented family home.

Directions

WA15 8JF



**Grove Lane,
Altrincham, WA15 8JF**
Offers In Excess Of £475,000



- Three Bedroom Semi-Detached
- Freehold
- 2 Reception Rooms
- Kitchen and Seperate Utility
- 2 Double Bedrooms and Single Bedroom
- Family Bathroom
- Garage with Internal Access
- Off Road Parking with EV Charge Point
- Enclosed Rear Garden with Decking Area

Postcode - WA15 8JF

EPC Rating - D

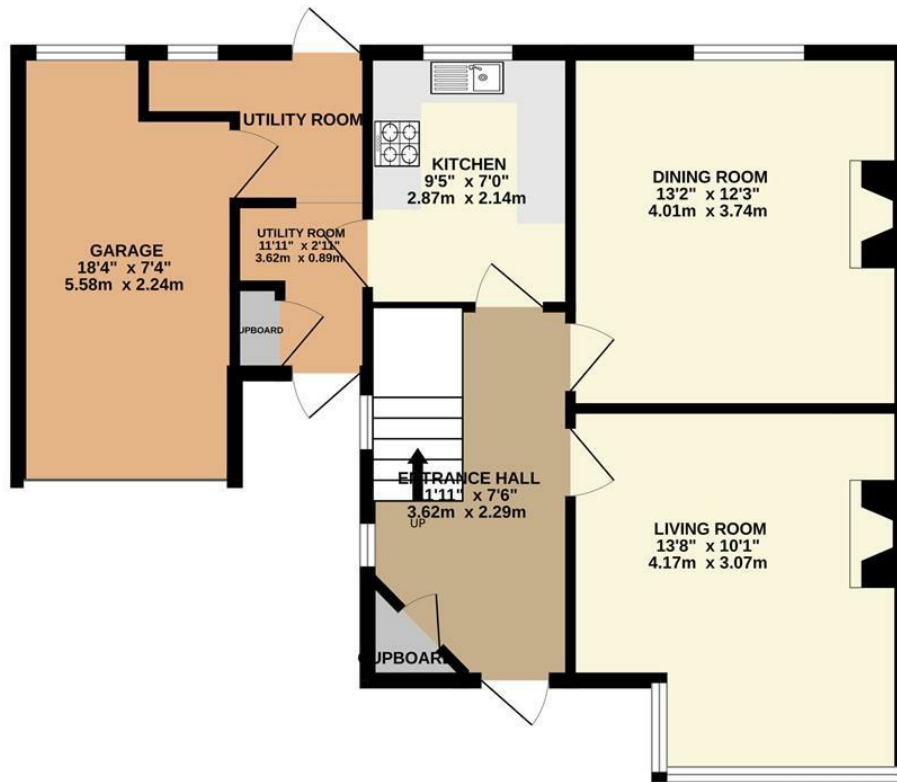
Floor Area - 947.00 sq ft

Local Authority - Trafford

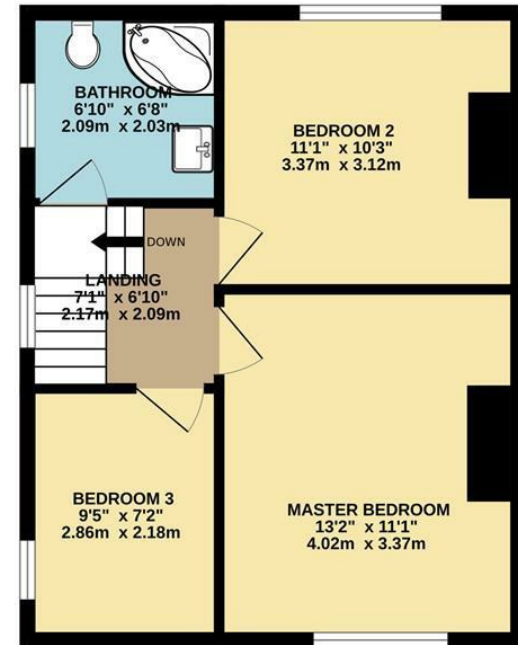
Council Tax - D



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

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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