



Grove Lane | Hale | Altrincham | WA15 8JF

£475,000



SHEPPARD & CO

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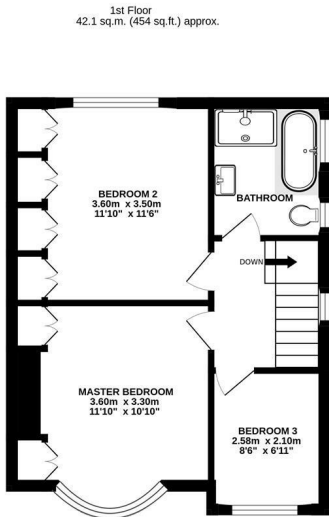
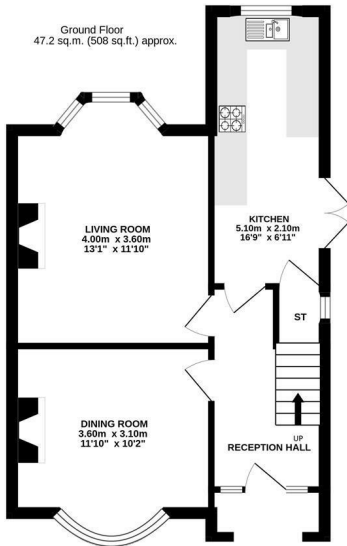
- Bay-fronted semi-detached family home
- Easy access to Altrincham, Hale & Metrolink
- Two reception rooms with feature fireplaces
- Generous plot with side extension potential (STPP)
- Catchment to the areas finest schools
- Popular location near Stamford Park
- Retaining attractive original period features
- Extended kitchen with garden access
- Driveway parking for two cars & enclosed rear garden

Perfectly positioned within walking distance of both Hale village and Altrincham town centre, this beautifully presented semi detached family home offers an exceptional opportunity for buyers seeking a home they can grow into. With superb scope to extend (subject to the relevant planning permissions), the property combines immediate comfort with exciting future potential.

The bright and well balanced accommodation comprises a welcoming entrance hall, elegant living room, separate dining room and a well appointed kitchen. To the first floor are three bedrooms, complemented by a recently refitted contemporary family bathroom. The loft space is accessible by a fitted ladder, and is a great space for storage with a Velux window.

Externally, a driveway provides off road parking for two cars to the front, whilst the rear enjoys a generous lawned garden, ideal for families and entertaining alike. To the side, a particularly valuable additional area presents the perfect opportunity to extend or create further garden space, subject to the necessary consents.

A superb home in a highly sought after location, offering both lifestyle and long term potential.



TOTAL FLOOR AREA: 89.3 sq.m. (961 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used at each 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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