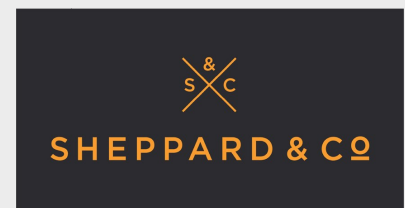




Grove Lane | Hale | Altrincham | WA15 8JF

Offers over £450,000



# Grove Lane | Hale Altrincham | WA15 8JF Offers over £450,000



- Well-presented semi-detached family home
- Spacious accommodation approaching 1,100 sq ft
- Separate Living room and dining room
- Off road parking and integral garage
- Private rear garden with raised decking
- Catchment to the areas finest schools
- Prime location between Hale and Altrincham

OPEN HOUSE SATURDAY 11TH JULY 2 P.M. - 4 P.M. STRICTLY BY APPOINTMENT

A well-presented semi-detached family home ideally positioned between Hale Village and Altrincham Town Centre.

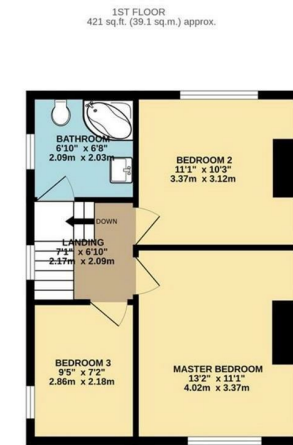
This attractive home enjoys a superb location within easy walking distance of both Hale's boutique shops and Altrincham's thriving Market Quarter, as well as excellent transport links to Manchester City Centre and convenient motorway access. The property also falls within catchment for a number of highly regarded primary and secondary schools, making it an ideal choice for families.

The accommodation is well planned and tastefully presented throughout. To the ground floor, a welcoming entrance hall leads to a bay-fronted lounge, separate dining room, and a modern fitted kitchen. A utility room provides additional storage and workspace, with internal access into the garage.

To the first floor there are two generous double bedrooms and a further single bedroom, together with a contemporary family bathroom.

Externally, the rear garden offers a lovely balance of patio, raised decking and lawn, all enclosed by mature borders that provide both privacy and greenery. To the front, there is off-road parking for two vehicles, an EV charging point, and a lawned garden screened by hedging.

This is a well-maintained and conveniently located family home that offers comfort, practicality and style in equal measure. Viewings are highly recommended to fully appreciate all it has to offer.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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	61	80
(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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