



\*\*\*\* A well presented double fronted cottage built in 1842 \*\*\*\* This stunning home combines original character with stylish contemporary updates and enjoys uninterrupted countryside views to both the front and rear. The well-presented accommodation includes a spacious sitting room with a feature fireplace and wooden flooring, a separate dining room opening into a recently fitted modern kitchen, and a ground floor shower room. The kitchen provides direct access to the rear garden. Upstairs are two generous double bedrooms, including a principal bedroom spanning the full depth of the property with fitted wardrobes and stunning open views from both aspects. Outside, the rear garden features an Indian stone patio overlooking open fields, creating a peaceful setting. Ideally located within easy reach of Hale, Hale Barns and Altrincham town centre, the property also benefits from excellent transport links, highly regarded local schools and convenient access to Wythenshawe Hospital. Viewings are by appointment only and can be arranged by contacting the office.





### **Entrance Porch**

UPVC double glazed door to the front with matching double glazed windows to either side, stone flagged floor and internal door into the lounge.

### **Lounge**

A comfortable reception room centred around an attractive fireplace with a tiled hearth and surround, currently fitted with an electric stove. Natural wood flooring adds warmth, while a PVCu double glazed front window with plantation shutters provides excellent natural light. Additional features include a radiator and television aerial point.

### **Dining room**

A spacious dining area featuring natural wood flooring, an attractive fireplace with a marble-effect hearth, recessed low-voltage lighting and a radiator. A PVCu double glazed front window with plantation shutters enhances the room, while stairs lead to the first floor. The room opens seamlessly into the kitchen, creating an ideal space for entertaining.

### **Kitchen**

Recently fitted with a stylish range of contemporary grey wall and base units complemented by work surfaces incorporating a Belfast-style sink. Integrated appliances include an oven and grill, four-ring hob with extractor hood, and fridge freezer, with plumbing provided for a washing machine. Two PVCu double glazed windows and two Velux roof windows flood the space with natural light while enjoying delightful views across the Indian stone terrace and open countryside beyond. Additional features include tiled flooring and splashbacks, recessed low-voltage lighting, a radiator, a PVCu double glazed door opening onto the garden, and a useful cloaks cupboard housing the gas combination central heating boiler.

### **Bathroom**

Beautifully appointed with a contemporary white suite comprising a walk-in shower enclosure, vanity wash basin and WC, all complemented by chrome fittings. Finished with tiled walls, recessed low-voltage lighting and an opaque PVCu double glazed rear window.

### **Bedroom One**

A generous principal bedroom extending the full depth of the property, benefiting from dual-aspect PVCu double glazed windows that enjoy uninterrupted views over open countryside. Fitted wardrobes and a dressing table provide ample storage, while recessed low-voltage lighting, a radiator and television aerial point complete the room.

### **Bedroom Two**

A well-proportioned second bedroom with a PVCu double glazed front window, fitted wardrobes, recessed low-voltage lighting and a radiator. Loft access is provided via a pull-down ladder leading to a boarded loft space, offering excellent additional storage.

### **Outside**

To the rear, the property enjoys an attractive Indian stone patio terrace, accessed directly from the kitchen, creating an ideal space for outdoor dining and relaxation. The terrace benefits from lovely open countryside views, while an external water supply adds further practicality.



**Thompson's  
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**Greeba, Clay Lane**  
Hale WA15 7TR

**Offers in the Region  
Of £390.000**



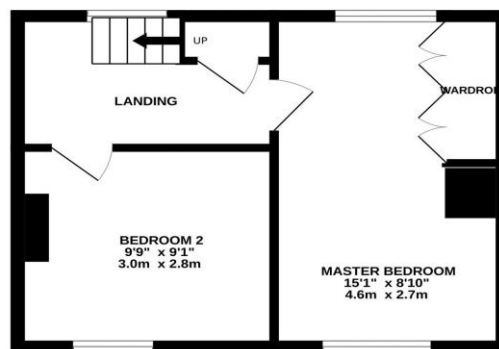
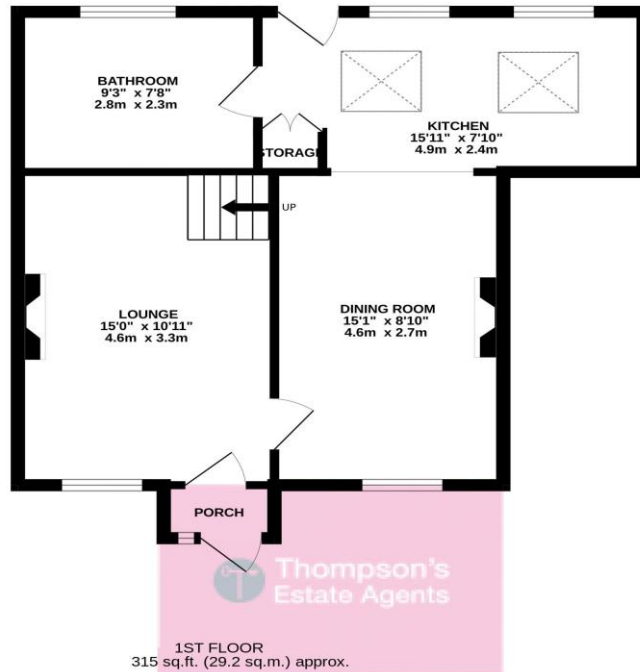


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GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 821sq.ft. (76.3 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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# Energy performance certificate (EPC)

Greeba Clay Lane Hale ALTRINCHAM WA15 7TR	Energy rating	Valid until: 15 November 2027
	<b>D</b>	Certificate number: 2838-5907-7200-5553-0960

Property type: Mid-terrace house

Total floor area: 73 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60