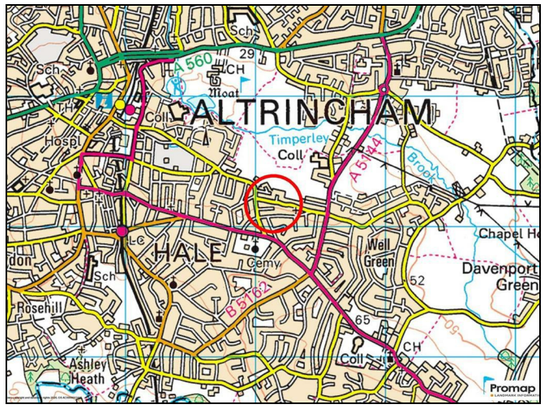
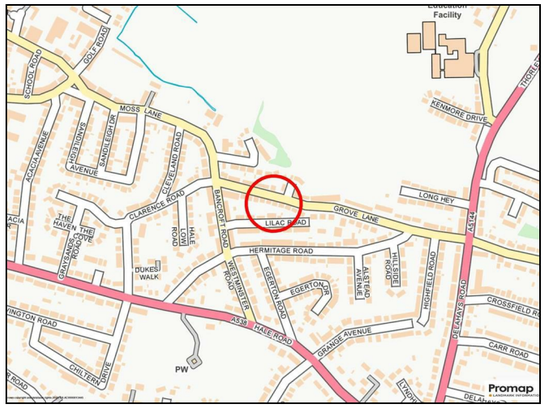
**HALE OFFICE:**
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

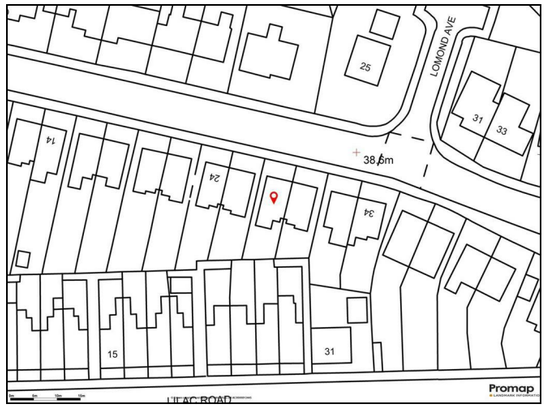
**SALE OFFICE:**
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

# location

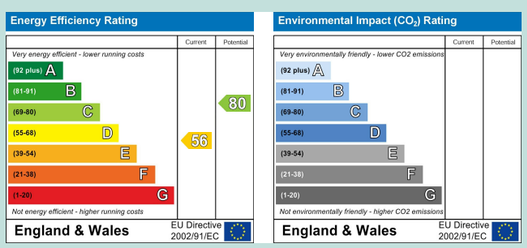



# energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)




AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

WATERSONS
INDEPENDENT ESTATE AGENTS

# 28 Grove Lane

## Hale, Altrincham, WA15 8JE

**A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED SEMI DETACHED HOME IN A POPULAR LOCATION, WITHIN WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS, ALTRINCHAM TOWN CENTRE AND HALE VILLAGE. 1231 SQFT**

**Hall. GFWC. Living and Dining Room. Kitchen. Three Bedrooms. Two Bath/Shower Rooms. Gardens.**

**£525,000**


www.watersons.net

# in detail

A beautifully presented, updated and improved traditional bay fronted Semi Detached property, positioned within walking distance of both Stamford Park and The Well Green Schools, with Altrincham Town Centre and Hale Village both within easy reach.

The stylish property extends to some 1231 square feet providing a Hall, WC, Open Plan Living and Dining Room and Kitchen to the Ground Floor and there are Three Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

Externally, there is on road Parking and to the rear, a good sized sunny aspect Garden with a paved patio area.

Comprising:
Entrance Hall with spindle balustrade staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation.

Ground Floor WC fitted with a white suite and chrome fittings. Opaque window to the side elevation.

Open Plan Living and Dining Room with clearly defined areas. To the Living Area there is an angled bay with views to the front elevation. To the chimney breast there is a gas living flame fireplace feature. Built in shelving to either side of the chimney breast recess. Picture rail surround. Coved ceiling.

Dining Room with French doors overlooking and providing access to the gardens to the rear. Built in display shelving and cupboards to either side of the chimney breast recess. Picture rail surround.

Double doors lead to the Kitchen fitted with an extensive range of cream coloured base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a double oven and four ring induction hob. There is space and plumbing for an American style fridge freezer, washing machine and tumble dryer. Windows to the side and rear elevations and a door provides access to the same.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. Windows to the front and side elevations. A staircase rises to the Second Floor.

Bedroom One with window to the rear elevation enjoying views over the gardens. Built in wardrobes provide excellent hanging and storage space.

Bedroom Two with window to the front elevation. Built in wardrobe provide excellent hanging and storage space.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath with shower attachment, separate enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Extensive tiling to the walls and floor. Opaque window to the rear elevation. Built in storage cupboard with shelving, housing a wall mounted gas central heating boiler.

Second Floor Landing with Velux window and access to built in storage cupboards.

Bedroom Three located under the eaves of the property with attractive sloping ceilings with two Velux windows.

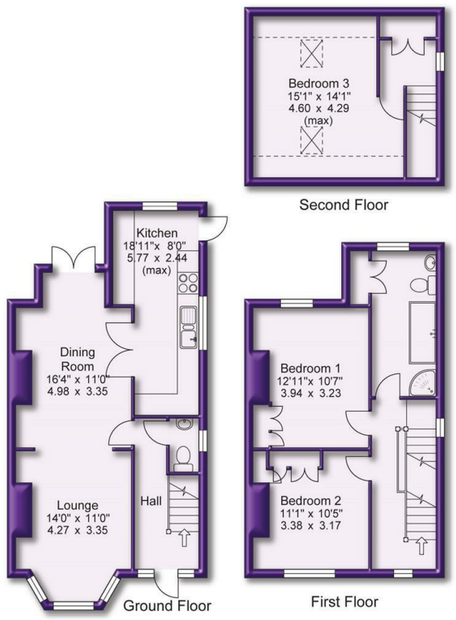
Externally, there is on road Parking and an enclosed lawned Garden with stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house accessed via the French doors from the open plan living and dining room. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, enclosed within brick walling and timber fencing. Timber shed

The Garden is South facing therefore enjoys a sunny aspect.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1231 Sq. Feet
= 114.4 Sq. Metres





www.watersons.net