



95 GROVE LANE | HALE

£395,000

NO ONWARD CHAIN

A recently improved and superbly presented late Victorian terraced house with exceptional tree lined views across neighbouring fields. The accommodation briefly comprises enclosed porch, entrance hall, living, dining room, fitted breakfast kitchen with integrated appliances, two double bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Landscaped gardens to both the front and rear. Ideal location approximately one mile from the village of Hale.

POSTCODE: WA15 8JQ

DESCRIPTION

This late Victorian terraced house has been constructed to an attractive gable fronted design and is set well back from the carriageway with the unusual benefit of a driveway providing off road parking and a well screened front garden with paved seating area. The interior has been redecorated and new flooring has been installed to both reception rooms, as well as new carpets to the stairs, landing and both double bedrooms.

The superbly presented and generously proportioned accommodation is approached beyond an enclosed porch and entrance hall with staircase leading to the first floor. Positioned at the front is a naturally light sitting room with the focal point of a recessed open fire set within a revealed brick surround, whilst toward the rear there is a spacious full width dining room. The adjoining kitchen is fitted with Shaker style units and contrasting work-surfaces complemented by a range of integrated appliances. In addition, there is access to the stone paved rear terrace which is ideal for entertaining during the summer months.

At first floor level there are two excellent double bedrooms and a modern bathroom/WC with white suite and chrome fittings. Furthermore, there is provision for storage within the loft, accessed via a retractable ladder from landing.

Gas fired central heating has also been installed together with PVCu double glazing.

Externally to the rear the aforementioned stone paved terrace is surrounded by a fence perimeter and there is shared access across neighbouring properties.

The location is highly sought after being approximately one mile distance from the village of Hale with its range of individual shops, fashionable restaurants and train station and also lies within the catchment area of highly regarded primary and secondary schools. A little further is Altrincham town centre with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options and the Metrolink station which provides a commuter service into Manchester. Furthermore, the area is well placed for the surrounding network of motorways.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Hardwood panelled front door. PVCu double glazed arch shaped window to the side. Hardwood door with opaque double glazed insert and transom light above to:

ENTRANCE HALL

Staircase to the first floor. Radiator.

SITTING ROOM

14'2" x 11'7" (4.32m x 3.53m)

Recessed open fireplace with revealed brick surround. PVCu double glazed oriel bay window to the front. Laminate wood flooring. Recessed LED lighting. Decorative cornice. Radiator. Archway to:

DINING ROOM

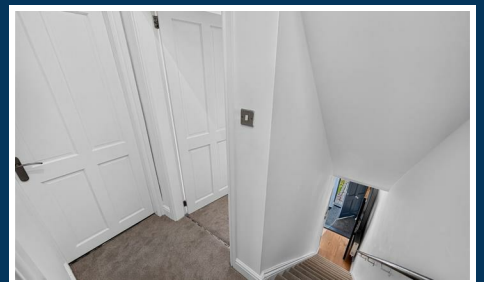
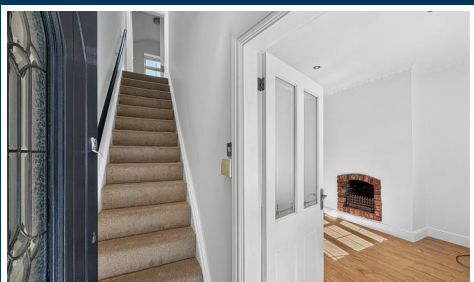
15' x 12' (4.57m x 3.66m)

Under-stair storage cupboard with space for hanging coats and jackets. Laminate wood flooring. Recessed LED lighting. Decorative cornice. Vertical radiator.

BREAKFAST KITCHEN

13'8" x 9' (4.17m x 2.74m)

Fitted with a range of Shaker style wall and base units beneath contrasting heat resistant work-surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Matching breakfast bar. Integrated appliances include a double electric fan oven/grill, four ring gas hob with stainless steel chimney cooker hood above. Recess for an American style fridge/freezer, slimline dishwasher and automatic washing machine. Opaque PVCu double glazed/panelled door to the rear. PVCu double glazed window to the rear. Tiled floor. Decorative cornice. Radiator.



FIRST FLOOR

LANDING

Access to the partially boarded loft space via a retractable ladder. Velux window.

BEDROOM ONE

14'9" x 13' (4.50m x 3.96m)

PVCu double glazed window to the front. Decorative cornice. Radiator.

BEDROOM TWO

11'10" x 9'6" (3.61m x 2.90m)

PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

8'8" x 5' (2.64m x 1.52m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower, screen and stone effect panelled surround, vanity wash basin with mixer tap and low-level WC. PVCu double glazed window to the rear. Extractor fan. Chrome heated towel rail.

OUTSIDE

Off road parking with the paved driveway.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

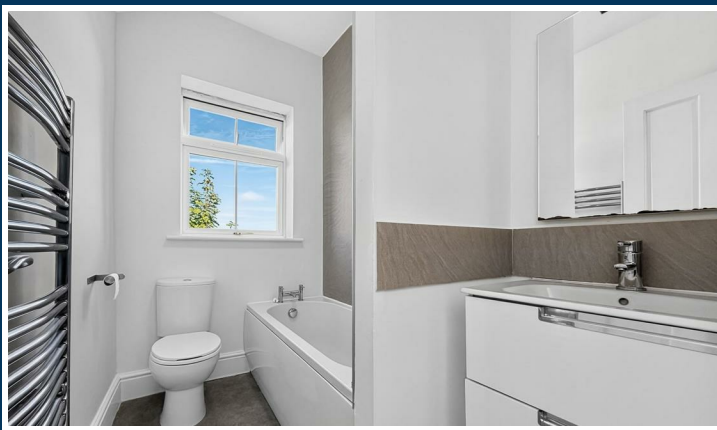
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band C.

NOTE

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GROUND FLOOR

APPROX. 49.7 SQ. METRES (534.7 SQ. FEET)



FIRST FLOOR

APPROX. 35.2 SQ. METRES (378.6 SQ. FEET)



TOTAL AREA: APPROX. 84.9 SQ. METRES (913.3 SQ. FEET)

Floorplan for illustrative purposes only



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