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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

38 Grove Lane

Hale, Altrincham, WA15 8JE



£625,000





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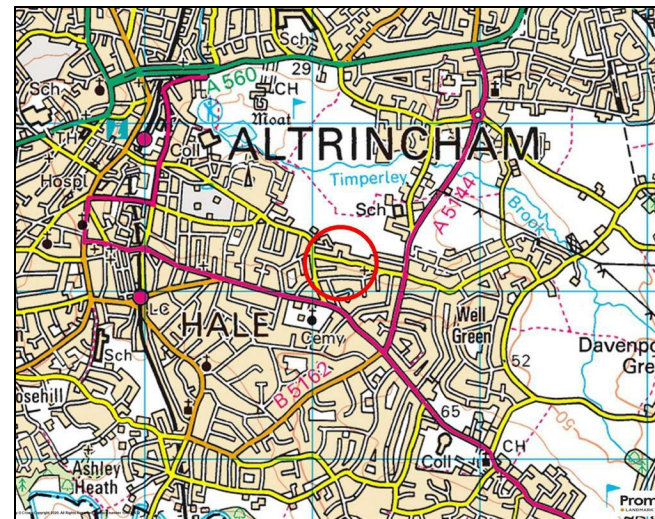
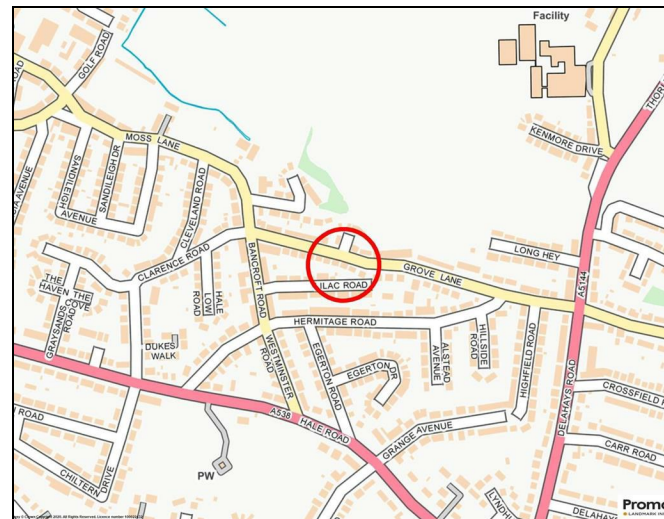
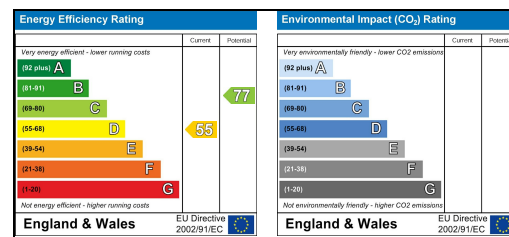


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

AN ATTRACTIVE, EXTENDED AND REMODELLED SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS WITH SOUTH FACING GARDEN AND DRIVEWAY CLOSE TO BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1304 SQFT

Entrance Hall. Lounge. Open Plan Live In Dining Kitchen. Utility. GFWC. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens. NO CHAIN!



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures or services and so cannot verify 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.

in detail

An attractive, extended and remodelled Semi Detached Family in a popular location close to excellent schools and Hale Village and Altrincham Town Centre.

The beautifully presented property is arranged over Three floors with the accommodation extending to some 1304 sqft providing an Entrance Hall, WC, Lounge, Open Plan Live In Dining Kitchen and Utility Room to the Ground Floor and Four Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors.

Externally, there is a Driveway accessed via Lilac Road which provides Parking for two cars and to the rear a delightful landscaped lawned Garden with patio areas enjoying a south facing, therefore sunny aspect.

This property is offered For Sale with No Chain and is literally ready to move into with the minimum of fuss.

Comprising:

Covered Porch. Composite door leading to an Entrance Hall with a spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Picture rail surround. Coved ceiling. Parquet wood flooring.

Lounge is a well proportioned room with timber framed bay window to the front elevation with inset leaded and stained glass feature. To the chimney breast there is a cast iron, gas living flame, coal effect fireplace with tiled insert. Picture rail surround. Coved ceiling.

Impressive 400sqft Open Plan Live In Dining Kitchen with clearly defined areas. To the Dining Area there is a vaulted ceiling with two inset Velux windows and bi-fold doors overlook and provide access to the sunny aspect landscaped garden beyond. Parquet wood flooring.

The Kitchen Area is fitted with an extensive range of white high gloss base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated Bosch combination microwave oven. There is space for a freestanding kitchen appliances. Window to the side elevation. Tiled floor. Chimney breast feature with inset TV and built in storage to either side of the recesses. Access to useful understairs storage. Tiled floor.

Utility Room with high gloss storage cupboards. Wall mounted gas central heating boiler housed within the units. Space and plumbing for a washing machine. Tiled floor.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the walls and floor. Opaque window to the rear elevation.

To the First Floor Landing there is access to Three Bedrooms and a stylish Family Bathroom. A staircase rises to the Second Floor Landing.

Bedroom One with two timber frame sash windows to the front elevation. To the chimney breast there is a cast iron fireplace feature with tiled hearth and built in wardrobes to either side of the chimney breast recess.

Bedroom Two with timber frame sash window to the rear elevation. Cast iron fireplace feature to the chimney breast.

Bedroom Three is a Single Room which is currently used as a Home Office with built in desk and shelving. Timber frame sash window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a standalone bath with shower attachment over, walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage and WC. Opaque sash window to the rear elevation. Extensive tiling to the walls and floor with underfloor heating. Chrome finish heated towel radiator.

To the Second Floor Landing there is access to Guest Bedroom Four. Inset Velux window. Access to roof void storage.

Guest Bedroom Four with attractive sloping ceilings and timber frame sash window to the rear elevation. Access to useful roof void storage.

Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower over and glazed door, wash hand basin and WC. Opaque sash window to the rear elevation. Tiling to the walls. Extractor fan.

Externally, to the front a path leads to the front door and there is a lawned Garden frontage enclosed within hedging and timber fencing.

A particular feature are the delightful landscaped Gardens to the rear with paved patio area adjacent to the back of the house, accessed via the bi fold doors from the Open Plan Live In Dining Kitchen. Beyond, steps rise to a raised Garden area with a paved path leading to a decked patio area to the rear. The Gardens are south facing and therefore enjoy a sunny aspect. A gate provides access to a Driveway providing off road Parking for two cars which is accessed via Lilac Road.

This property is offered for sale with no chain and could be moved into with the minimum of fuss!

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1375 Sq. Feet
(inc. Roof Void Storage) = 127.7 Sq. Metres
Approx Gross Floor Area = 1303 Sq. Feet
(exc. Roof Void Storage) = 121.0 Sq. Metres

