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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 217 Grove Lane

Hale, Altrincham, WA15 8PX



£550,000





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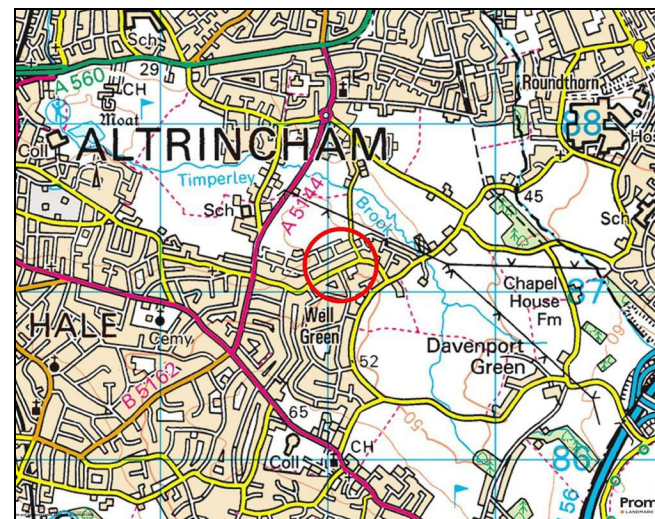
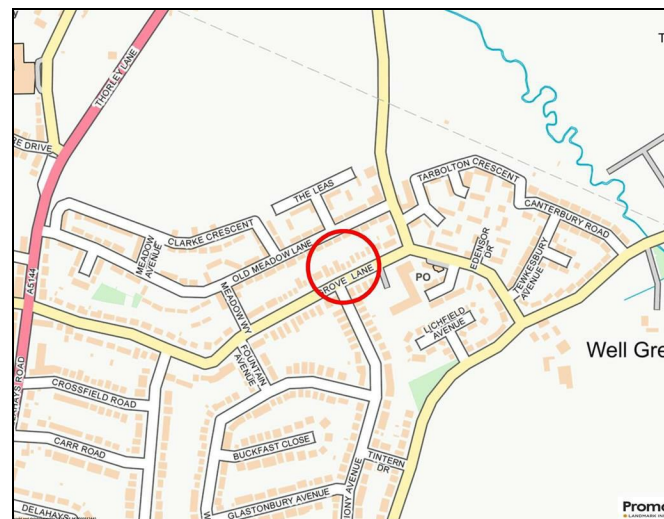
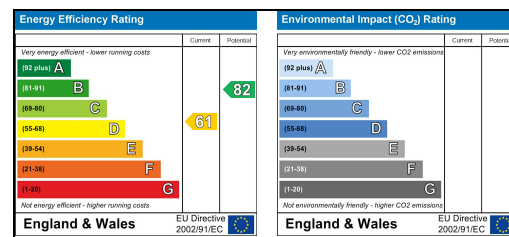


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## energy efficiency

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



# overview

A SUPERBLY PROPORTIONED AND WELL PRESENTED DETACHED FAMILY HOME WITH DELIGHTFUL GARDEN WALKING DISTANCE OF THE WELL GREEN SCHOOL AND CLOSE TO HALE BARNES VILLAGE. 1161SQFT.

Enclosed Porch. Entrance Hall. GFWC. Lounge. Dining Room. Breakfast Kitchen. Three good Bedrooms. Driveway. Gaarge. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings 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

A superbly proportioned Detached family home within walking distance of the Well Green school, Halecroft Park and Hale Barns Village nearby. In addition it is reasonable walking distance of Shay Lane Synagogue, the Islamic Cultural Centre on Grove Lane and Holy Angels Roman Catholic Church.

The well presented property extends to some 1161sq ft providing an Enclosed Porch, Entrance Hall, WC, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Three good Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing ample off road Parking returning in front of a Detached Single Garage and there are good sized lawned attractive Gardens to the front and rear.

Comprising:

Enclosed Porch. uPVC double glazed windows and door to the front and side elevations.

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation.

Ground Floor WC fitted with a modern white suite providing a wash hand basin and WC.

Lounge with wide uPVC double glazed window to the front elevation. Gas living flame, coal effect fireplace with stone surround.

Dining Room with uPVC double glazed patio doors enjoying views over and providing access to the rear Gardens.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a one and half bowl stainless steel sink and drainer unit with mixer tap and tile splash back. Breakfast Bar incorporated within the units. Intergrated appliances include a stainless steel double oven, four ring gas hob and extractor fan over, fridge, freezer and dishwasher. uPVC double glazed window to the side and rear elevations enjoying views over the Garden and a door provides access to the same.

To the First Floor Landing there is access to Three good Bedrooms served by a Family Bathroom. uPVC double glazed opaque window to the side elevation. Loft access point.

Bedroom One with wide uPVC double glazed window to the front elevation.

Bedroom Two with wide uPVC double glazed window enjoying views over the Gardens.

Bedroom Three is a good size single room with uPVC double glazed window to the front elevation. Built in wardrobe and cupboards provide storage space over the staircase bulkhead.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a bath, separate enclosed shower cubicle with thermostatic shower and glazed sliding door, wash hand basin with built in storage below and WC. Tiling to the walls. uPVC double glazed opaque window to the rear elevation.

Externally, the property is approached via a Driveway providing ample off road Parking which continues down the side of the property and returns in front of the Detached Single Garage with plumbing, power and electrics.

The property enjoys a particularly deep garden frontage laid principally to lawn with a well stocked border with a variety of plants, shrubs and trees.

To the rear, there is a paved patio area adjacent to the back of the house accessed via doors from the Dining Room. Steps lead out to the main Garden area which is of a good size and laid to lawn with stocked borders with a variety of plants, shrubs and trees providing a high degree of privacy and enclosed within timber fencing.

The Garden also benefits from a delightful Summer House.

- Freehold
- Council Tax Band E



Approx Gross Floor Area = 1161 Sq. Feet  
(Including Garage) = 107.8 Sq. Metres  
Approx Gross Floor Area = 1031 Sq. Feet  
(Excluding Garage) = 95.7 Sq. Metres

