



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



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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139 Grove Lane

Hale, Altrincham, WA15 8LR



£875,000

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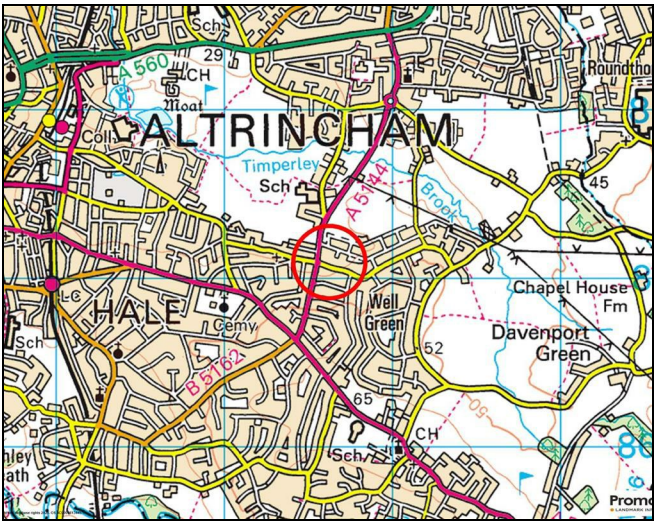
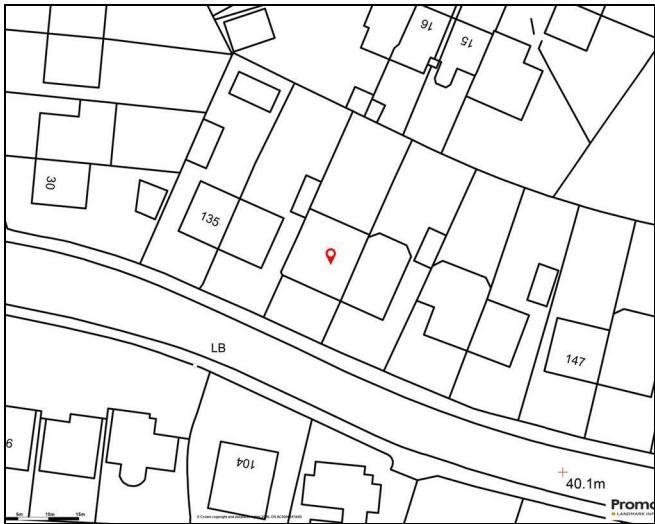
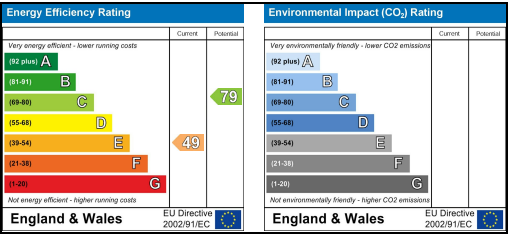
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energy efficiency

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



overview

A BEAUTIFULLY APPOINTED, UPDATED, EXTENDED AND IMPROVED SEMI DETACHED FAMILY HOME IDEALLY POSITIONED BETWEEN HALE BARNs, ALTRINCHAM TOWN CENTRE AND HALE VILLAGE. 2081SQFT

Hall. Lounge. Study. 650sqft Open Plan Live In Dining Kitchen. Utility. WC. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. 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 beautifully appointed, substantially extended and improved traditional bay fronted Semi Detached family home with accommodation arranged over Two Floors extending to approximately 2100 square feet and ready to move into with a minimum fuss.

Well located, the property is approximately equidistance to Hale Barns Square with its range of shops and Costa Coffee, Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink and Hale Village with its range of fashionable restaurants, shops and bars. In addition, the property is ideally located for excellent local schools.

The property provides perfectly balanced family living space with the Ground Floor providing a Lounge with a bay window to the front and stove fireplace, a fitted Home Study, in addition to a fantastic 650 square foot Open Plan Live in Dining Kitchen which features two sets of folding doors onto the gardens and a Pellet stove fire.

The Kitchen Area is fitted with an extensive range of painted finish wood fronted units arranged around the central island unit incorporating breakfast bar. Integrated or freestanding appliances include stainless steel range cooker with six gas burners, dishwasher, fridge, freezer and extractor fan.

There is a large, fitted Utility Room off the Kitchen and a Ground Floor WC off the Hall.

Off the First Floor Landing are Four excellent Double Bedrooms served by Two superbly styled Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

The loft has been fully boarded, plastered, and painted, and benefits from a radiator, lighting, and power sockets. The space provides excellent additional storage and is enhanced by skylight windows that allow plenty of natural light.

Externally, a Driveway provides good off street Parking.

There is access down the side of the property to the rear Garden. This is of an excellent size with a large, paved patio and terrace area across the whole of the back of the house. Beyond, the Garden is laid to a wide expansive lawn with maturely stocked borders and screening. Large timber shed.

A superb example of a popular style of property in a great location

- Freehold
- Council Tax band E

