



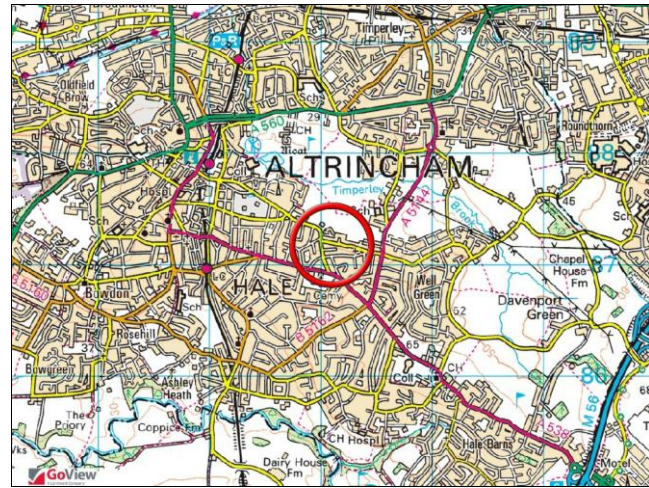
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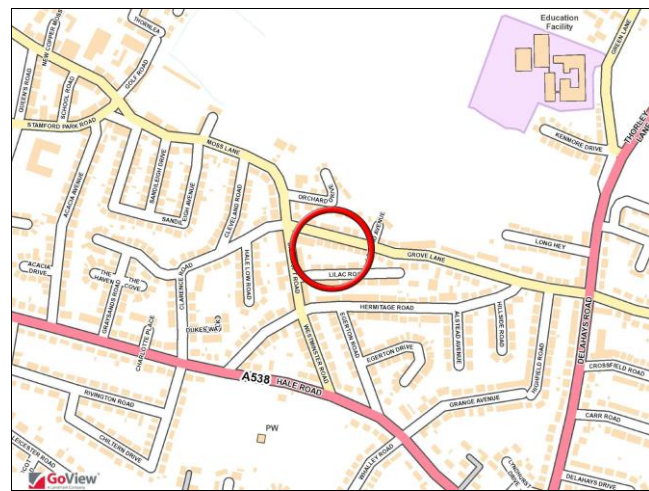


INDEPENDENT ESTATE AGENTS

# location



From Watersons HALE Office proceed along Ashley Road in the direction of Ashley turning left at the Wolf Grange Development into Park Road. Take the second left turning into the continuation of Park Road and at the traffic lights proceed straight across into Delahays Road. At the next set of traffic lights turn left into Grove Lane and the property will be found after a short distance on the left hand side.



# energy efficiency

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		76	48

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.		70	40

# 14 Grove Lane Hale, Altrincham, Cheshire, WA15 8JE



**AN UPDATED AND IMPROVED SEMI DETACHED ARRANGED OVER THREE FLOORS WALKING DISTANCE OF LOCAL SCHOOLS AND HALE/ALTRINCHAM CENTRES. 1358 sqft.**

Hall. GFWC. Lounge. Dining Room. Conservatory. Kitchen. Four Bedrooms. Bathroom. Lovely Gardens.

*“ An excellent family home in this popular location ”*

**£390,000**

**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.

# in detail



A well presented, updated and improved, traditional bay fronted Semi Detached family home ideally located for excellent local schools, Hale Village and Altrincham Town Centre.

The accommodation is arranged over three floors and extends to some 1358 sq ft comprising of a Hall, WC, Lounge, Dining Room, Conservatory and Kitchen to the ground floor with Four Bedrooms and a Family Bathroom to the two upper floors.



Externally the property is paved in its entirety to provide off road parking with well stocked borders and to the rear are the delightful, south facing gardens.

Comprising:

Porch with UPVC doors leading to a panelled door and Entrance Hall. Spindle balustrade rising to the first floor with doors leading to the ground floor living accommodation. Dado rail surround. Picture rail surround. Coved ceiling. Built in meter cupboard. Access to useful under stairs storage.

Ground floor WC fitted with a coloured suite, comprising of a wash hand basin and WC with extensive tiling to the walls. UPVC window to the side elevation. Stripped and painted floorboards.

13'4" x 10'10" Dining Room with a wide UPVC bay window to the front elevation and built in window seat below. Dado rail surround. Picture rail surround. Coved ceiling.

15'6" x 10'7" (max) Lounge with fireplace feature to the chimney breast and built in shelving to either side of the recess. Dado rail surround. Picture rail surround.

French doors lead to the Conservatory which is of UPVC frame construction with vaulted ceiling. Windows and doors overlook and provide access to the delightful gardens.

14'7" x 8' Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiled splash back. There is ample space for kitchen appliances. UPVC windows to the side and rear elevations. A door provides access to the same. Tiled floor.

To the first floor landing there is access to Three Bedrooms and the spacious Family Bathroom. Chrome finish halogen lighting.

Bedroom One measures 11' x 10'4" with UPVC window to the front elevation. Picture rail surround.

10'4" x 10'6" Bedroom Two is another double room with UPVC window to the rear elevation. There is built in shelving to either side of the chimney breast recess and double doors provide access to useful understairs storage and wardrobe space.

Bedroom Three is a single room measuring 8'1" x 6' with UPVC window to the front elevation.

A staircase rises to the second floor, leading to the well proportioned Bedroom Four extending to some 16'9" x 11'3" with UPVC window to the side elevation. The room enjoys sloping but yet not restricted ceiling height. There is access to extensive roof void storage, which is also where the gas central heating boiler is housed.



To the rear are the delightful tiered gardens and paved patio area adjacent to the back of the house, accessed via the doors from the Conservatory and the Kitchen. Steps lead up to the main garden area which is laid to lawn with well stocked borders with a variety of plants, shrubs and trees incorporating a further paved patio area and pond feature. Steps lead up to a further garden area, laid to lawn with well stocked borders including plum and apple trees. To the rear of the property there is a green house and timber shed, all enclosed within timber fencing. The garden is south facing and therefore enjoys the sun throughout the day.



Approx Gross Floor Area = 1358 Sq. Feet  
= 125.88 Sq. Metres

