



Grove Lane, Hale, WA15

Offers In Excess of £860,000



Property Features

- Four Bedroom Detached House
- Ample Off-Road Parking and Single Garage
- Separate Utility Room
- Double Glazed Throughout
- Scope for Further Extension
- South-West Facing Rear Garden
- Downstairs WC
- In Catchment for Trafford Grammar Schools
- Modern Combi Boiler

Full Description

Ideal four bedroom detached family home, with ample off-road parking and south-west facing rear garden. This property offers two large reception rooms, a downstairs WC, utility room and single garage. For those looking to create an open-plan kitchen-diner, it would be possible to knock through or extend to the rear.

The property is fitted with a modern combi boiler and is double glazed throughout. This property is located within easy reach of the amenities offered in Hale and Altrincham and within the catchment area of Trafford's reputable schools.



LIVING ROOM

13' 6" x 18' 2" (4.12m x 5.55m)

The living room is located off the entrance hall with a large uPVC double glazed window to the front aspect, fitted with roman binds; there are two small additional uPVC double glazed windows to the recess; carpeted flooring; a central pendant light fitting and two wall mounted light fittings; a television and telephone point and two bi-folding doors with frosted glass inserts leading to the lounge-diner. The living room is also fitted with a central gas fire with decorative wooden surround and a double panel radiator.



LOUNGE/DINER

29' 1" x 12' 0" (8.88m x 3.68m)

Also accessed from the entrance hall this generous open-plan lounge-diner is an ideal entertaining space, with double glazed bi-folding door to the rear garden, bi-fold doors to the living room and an opening to the kitchen.



This room offers LVT wood effect flooring; two double panelled radiators; television and telephone points; a uPVC double glazed window to the side aspect; recessed spotlighting; and two Velux skylights over the dining area.



KITCHEN

14' 3" x 9' 1" (4.35m x 2.79m)

The kitchen is accessed via an opening from the lounge-diner, this room offers a uPVC double glazed window to the rear aspect, overlooking the rear garden. The kitchen is fitted with a range of matching base and eye level storage units; tile effect laminate flooring; tiled splash back; a recessed gas hob with stainless steel extractor hood over; an integrated dishwasher; integrated double oven; recessed spotlighting; a double panel radiator and space for freestanding fridge-freezer.



UTILITY ROOM

7' 4" x 6' 4" (2.25m x 1.95m)

The utility room is accessed from the entrance hall. This room also allows access to the downstairs WC beyond. The utility room is fitted with laminate tile effect flooring; ceiling mounted multi-directional spotlighting; space and plumbing for a washing machine and tumble dryer; a double panel radiator and a wall mounted combi boiler.



DOWNSTAIRS WC

2' 1" x 5' 8" (0.64m x 1.74m)

Accessed from the utility room the downstairs WC offers a uPVC double glazed frosted glass window to the side aspect; a pendant light fitting; a wall mounted hand wash basin; a low-level WC; an extractor fan and laminate tile effect flooring.



MASTER BEDROOM

11' 3" x 13' 8" (3.45m x 4.17m)

The master bedroom is located off the first-floor landing with a uPVC double glazed window to the rear aspect. This room is fitted with wall-to-wall fitted wardrobes; carpeted flooring; a pendant light fitting; a double panel radiator; and a television point.



BEDROOM TWO

11' 5" x 8' 8" (3.50m x 2.66m)

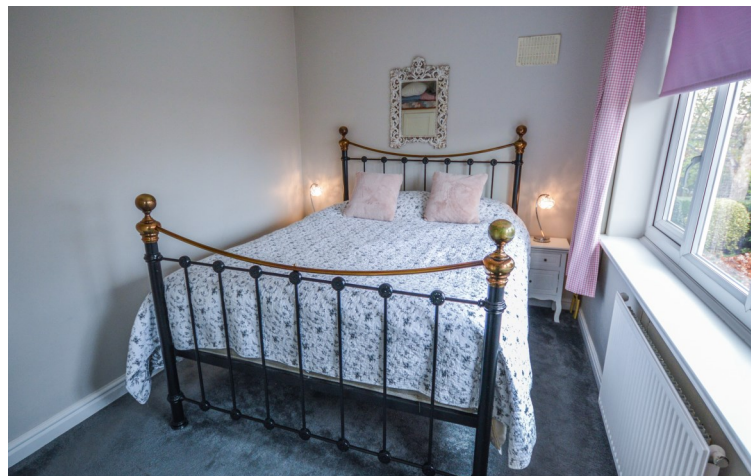
The second double bedroom is also located off the first-floor landing with a uPVC double glazed window to the rear aspect. This bedroom offers carpeted flooring; a double panel radiator; and a television point.



BEDROOM THREE

11' 6" x 8' 7" (3.53m x 2.63m)

The third bedroom is located off the first-floor landing with uPVC double glazed window to the front aspect. This room also features carpeted flooring; a pendant light fitting; and a single panel radiator.



BEDROOM FOUR

8' 2" x 9' 3" (2.50m x 2.82m)

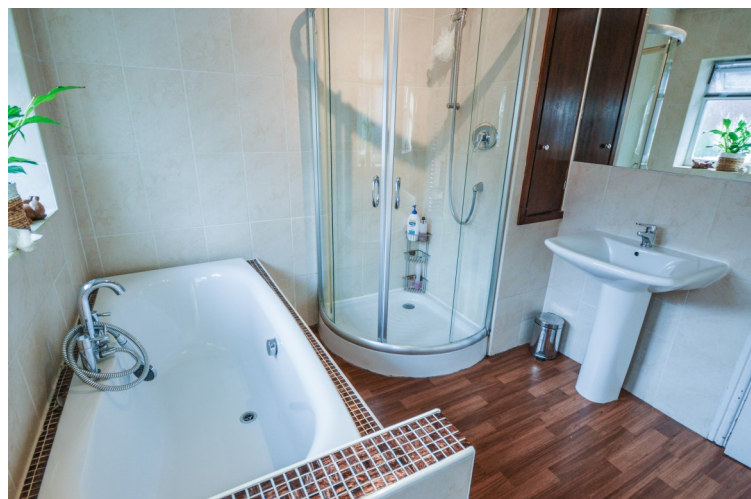
The fourth bedroom is also located off the first-floor landing with a uPVC double glazed window to the front aspect. This room is currently utilise as a home office, but allows ample space for a double bed. This room offers LVT wood effect flooring; a pendant light fitting; and a single panel radiator.



BATHROOM

8' 8" x 8' 3" (2.65m x 2.53m)

The family bathroom is located off the first-floor landing with two uPVC double glazed frosted glass windows to the side aspect. The bathroom also comprises a bathtub; corner shower cubicle with chrome thermostatic shower system over; low-level WC; pedestal handwash basin; wall mounted chrome heated towel rail; floor-to-ceiling tiled walls; ceiling mounted multi-directional spotlighting; and laminate wood effect flooring.



EXTERNAL

To the front of the property one will find a large gravelled driveway, which is accessed via wrought iron gates. The front garden is largely laid to lawn with mature trees and hedgerow to the boundaries. From the front garden one can access the rear of the property via a timber gate to the side of the property and the garage via an up-and-over garage door.

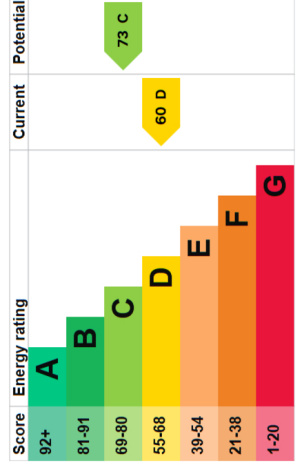
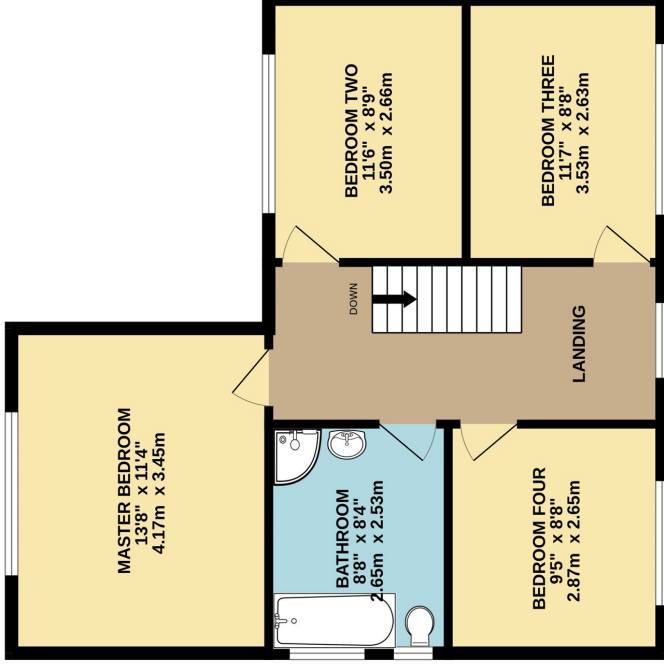
To the rear of the property lies a generous lawned garden with a paved seating area adjacent to the house. The rear garden is enclosed on one side by mature hedging and to the other by timber panelled fencing.



GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1659 sq.ft. (154.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Measurements are based on the information provided and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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COMMON QUESTIONS

- 1. When was this property constructed?** The owners have advised that this property was built in around 1955.
- 2. Who lives in the neighbouring houses?** The vendors have advised that the houses adjacent to them are owner occupied by pleasant families with grown up children.
- 3. is this property sold freehold or leasehold?** The owners have advised this property is sold freehold. Your legal advisor can confirm this information.
- 4. Which are the current owners favourite aspects of this property?** The current owners have advised that they have most enjoyed the private south-west facing rear garden; the convenient location for schools, access to commuter links and lovely local town centres; and the ergonomic layout of this property with great entertaining space.
- 5. How much area the utility costs on this property?** The current owners have advised their utility bills are presently around £3,000 per annum for combined gas and electricity; £920 per annum for water and £2,846.82 per annum for council tax, which is a band F.
- 6. Has the boiler been serviced recently?** Yes, the boiler was last serviced in March 2024 and is serviced annually. The boiler was fitted in April 2020. The owners hold a building regulations compliance certificate for this work.
- 7. Why are the current owners selling this property?** The current owners have grown up children who no longer attend the local schools and are now looking to move to a more rural location.