



**98 GROVE LANE | HALE**

**OFFERS OVER £725,000**

A superbly proportioned detached family home in an ideal location and viewing is highly recommended. The accommodation briefly comprises recessed porch, welcoming entrance hall with cloakroom/WC, large living room to the front plus additional sitting room to the rear, dining kitchen with access to the rear gardens and also an adjacent utility room with door to the side. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC. Externally there is ample off road parking within the driveway to the front which also provides access to the garage. The gardens to the side and rear incorporate a patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.



**POSTCODE: WA15 8LS**

## DESCRIPTION

Grove Lane forms part of a highly regarded locality well placed for all amenities, within the catchment area of some of the boroughs finest schools and a little over a mile into the village of Hale with its range of individual shops, restaurants and bars and train station providing a commuter service into Manchester. Altrincham town centre is a little further distant.

This attractive and individually designed detached family home offers superbly proportioned living accommodation presented to a high standard. A recessed porch leads onto a welcoming entrance hall with access to the cloakroom/WC. Towards the front of the property is a large living room with a focal point of a living flame gas fire with marble effect surround and hearth and bay window. Towards the rear is a large dining kitchen with a comprehensive range of units and integrated appliances and ample space for dining suite. From the dining kitchen there is access onto a rear sitting room with bay window overlooking the garden. Also from the dining kitchen there is access to the rear gardens themselves and also an adjacent utility room with door to the side.

To the first floor the master bedroom benefits from fitted wardrobes and also an en-suite shower room/WC fitted with a modern white suite with chrome fittings. There are three further well proportioned bedroom serviced by the family bathroom/WC.

Externally the driveway provides ample off road parking for several vehicles and there are adjacent lawned gardens and gated access to both sides and also to the garage.

To the side and rear there are two patio seating areas with delightful lawned gardens all benefitting from a southerly aspect to enjoy the sun all day.

A fine family home and viewing is essential to appreciate the proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### CANOPY PORCH

#### ENTRANCE HALL

**13'4" x 6'11" (4.06m x 2.11m)**

With leaded and stained effect glass panelled front door. Natural wood flooring. Dado rail and ceiling cornice. Spindle balustrade staircase to first floor. Radiator.

#### CLOAKROOM

With WC and wash hand basin. Natural wood flooring. Radiator. Tiled splashback. Opaque double glazed window to the side.

#### LIVING ROOM

**19'5" x 12'6" (5.92m x 3.81m)**

With a focal point of a living flame gas fire with marble effect surround and hearth. Double glazed bay window to the front. Two radiators. Ceiling cornice. Television aerial point. Telephone point.

#### DINING KITCHEN

**18'10" x 13'11" (5.74m x 4.24m)**

Fitted with a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Integrated double oven/grill plus four ring gas hob with extractor hood over. Integrated dishwasher, fridge and freezer. Tiled splashback. Ample space for dining suite. Laminate flooring. Radiator. Double glazed window overlooking the rear garden. Sliding doors provide access to the rear garden. Television aerial point.

#### SITTING ROOM

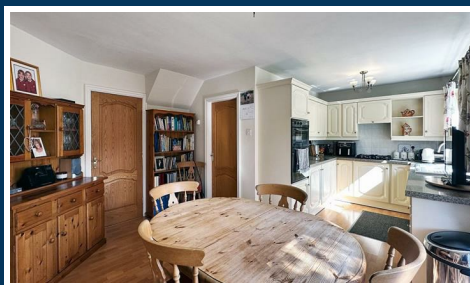
**13'7" x 8'11" (4.14m x 2.72m)**

Double glazed bay window to the rear. Laminate flooring. Radiator. Television aerial point. Ceiling cornice.

#### UTILITY

**8'11" x 5'7" (2.72m x 1.70m)**

With wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Double glazed door and window to the side. Tiled splashback. Laminate flooring. Radiator.





## FIRST FLOOR

### LANDING

Airing cupboard. Dado rail. Loft access hatch with pull down ladder to boarded loft space

### BEDROOM 1

14'1" x 12'6" (4.29m x 3.81m)

With fitted wardrobes plus matching bedside cabinets and dressing table. Double glazed window to the front. Radiator.

### EN-SUITE

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Opaque double glazed window to the front.

### BEDROOM 2

18'3" x 9'5" (5.56m x 2.87m)

With timber framed double glazed window to the front. Fitted wardrobes and dressing table. Radiator.

### BEDROOM 3

13'1" x 12'6" (3.99m x 3.81m)

With double glazed window to the rear. Fitted wardrobe and overhead cupboards and dressing table. Radiator.

### BEDROOM 4

9'0" x 8'8" (2.74m x 2.64m)

Double glazed window to the rear. Radiator. Access to storage cupboard.

### BATHROOM

8'3" x 6'3" (2.51m x 1.91m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Heated towel rail. Opaque double glazed window to the side. Tiled walls and floor. Recessed low voltage lighting.

### OUTSIDE

### GARAGE

16'3" x 9'5" (4.95m x 2.87m)

With up and over door. Light and power. Combination gas central heating boiler.

To the front of the property a large driveway provides ample off road parking and there are adjacent lawned gardens with gated access to both sides.

To the side and rear there are two patio seating areas with attractive lawned gardens between with well stocked flowerbeds and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

### SERVICES

All main services are connected.

### POSSESSION

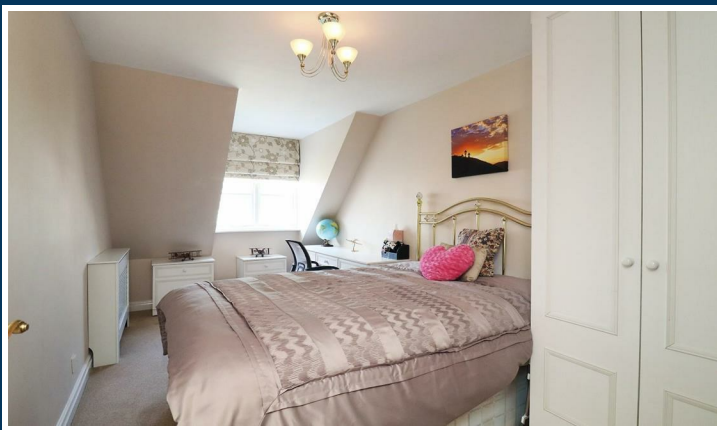
Vacant possession upon completion.

### COUNCIL TAX

Band "F"

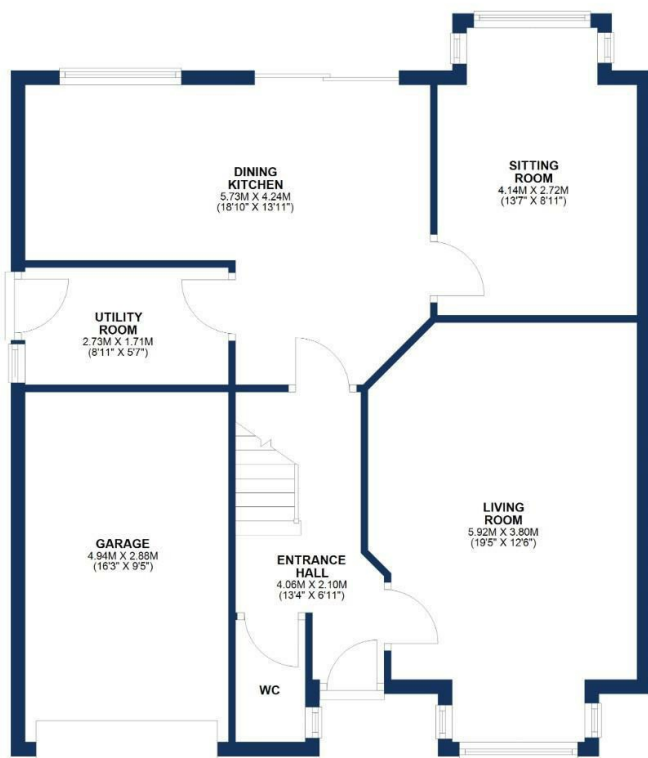
### TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/1990. This should be verified by your Solicitor.

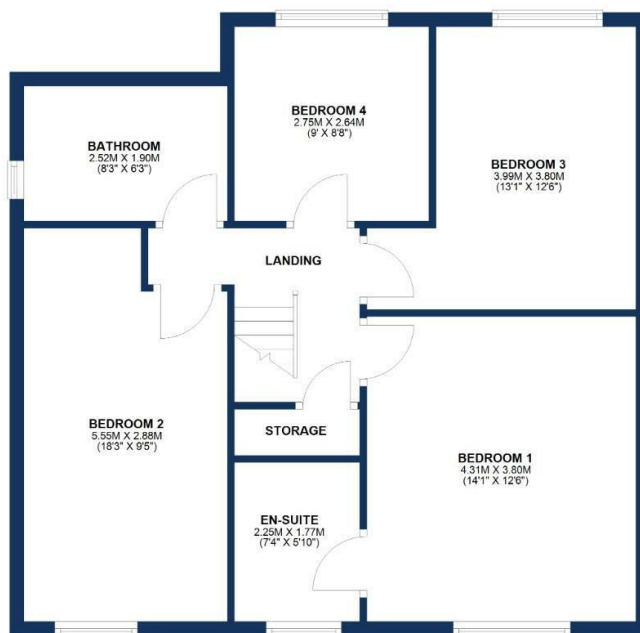


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**GROUND FLOOR**  
APPROX. 79.3 SQ. METRES (853.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 70.1 SQ. METRES (755.0 SQ. FEET)



TOTAL AREA: APPROX. 149.4 SQ. METRES (1608.1 SQ. FEET)  
Floorplan for illustrative purposes only



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