



**GREeba CLAY LANE | HALE**

**OFFERS OVER £389,500**

This charming cottage was built in 1842 and benefits from unopposed views to the front and rear over open countryside. The double fronted accommodation features a large sitting room to one side whilst to the other there is a separate dining room opening onto the newly installed fitted kitchen with access to the rear gardens and also the shower room/WC. To the first floor there are two excellent double bedrooms with fitted wardrobes and with views that need to be seen to be appreciated. Viewing is highly recommended.

POSTCODE: WA15 7TR

## DESCRIPTION

Ideally positioned this charming cottage was built in 1842 and has much of the original character and charm combined with contemporary fittings.

The accommodation is double fronted and features a sitting room to one side with a focal point of a feature fireplace with tiled hearth and surround and with natural wood flooring whilst to the other side is a separate dining room which opens onto the recently installed fitted kitchen. The kitchen is fitted with a comprehensive range of modern grey units with contrasting work surface over and the ground floor accommodation is completed by the adjacent shower room/WC fitted with a white suite with chrome fittings. From the kitchen area there is also a doorway leading onto the rear gardens with views towards open fields beyond.

To the first floor there are two excellent double bedrooms, the master running the full depth of the property with unopposed views to the front and rear and with fitted wardrobes.

Externally the gardens to the rear incorporate an Indian stone patio seating area with open countryside beyond. The location is ideal being within easy reach of Hale village centre and Hale Barns village centre and also with Altrincham town centre a little further distant. The property is also well placed for access to the surrounding network of motorways, lies within the catchment area of highly regarded primary and secondary schools and with Wythenshawe Hospital close by.

Viewing is highly recommended to appreciate the charm of the property.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Stone floor. PVCu double glazed front door and PVCu double glazed windows to each side.

#### SITTING ROOM

**15'4 x 10'11 (4.67m x 3.33m)**

With a focal point of a fireplace with tiled hearth and surround currently housing an electric stove. Natural wood flooring. Television aerial point. Radiator. PVCu double glazed window to the front with plantation shutters.

#### DINING ROOM

**15'1 x 8'10 (4.60m x 2.69m)**

PVCu double glazed window to the front with plantation shutters. Natural wood flooring. Feature fireplace with marble effect hearth. Recessed low voltage lighting. Radiator. Stairs to first floor. Opening to:

#### KITCHEN

**15'11 x 7'10 (4.85m x 2.39m)**

Fitted with a modern range of recently installed grey wall and base units with work surface over incorporating a Belfast style sink unit. Integrated oven/grill plus four ring hob with extractor hood over. Integrated fridge freezer. Plumbing for washing machine. Two PVCu double glazed windows provide views towards the open countryside beyond the Indian stone terrace. Two Velux windows. PVCu double glazed door provides access to the garden. Tiled splashback. Tiled floor. Radiator. Recessed low voltage lighting. Cloaks cupboard housing combination gas central heating boiler.



## BATHROOM

7'8 x 7'8 (2.34m x 2.34m)

Fitted with a contemporary white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls. Recessed low voltage lighting.

## FIRST FLOOR

### LANDING

PVCu double glazed window to the rear with views towards open countryside.

### BEDROOM 1

15'1 x 8'10 (4.60m x 2.69m)

Running the full depth of the property with dual aspect PVCu double glazed windows providing unopposed views over open countryside. Fitted wardrobes and dressing table. Radiator. Recessed low voltage lighting. Television aerial point.

### BEDROOM 2

9'9 x 9'2 (2.97m x 2.79m)

PVCu double glazed window to the front. Fitted wardrobes. Radiator. Recessed low voltage lighting. Loft access hatch with pull down ladder to boarded loft space.

## OUTSIDE

To the rear of the property is an Indian stone patio seating terrace accessed via the kitchen and with views towards open countryside beyond. There is an external water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

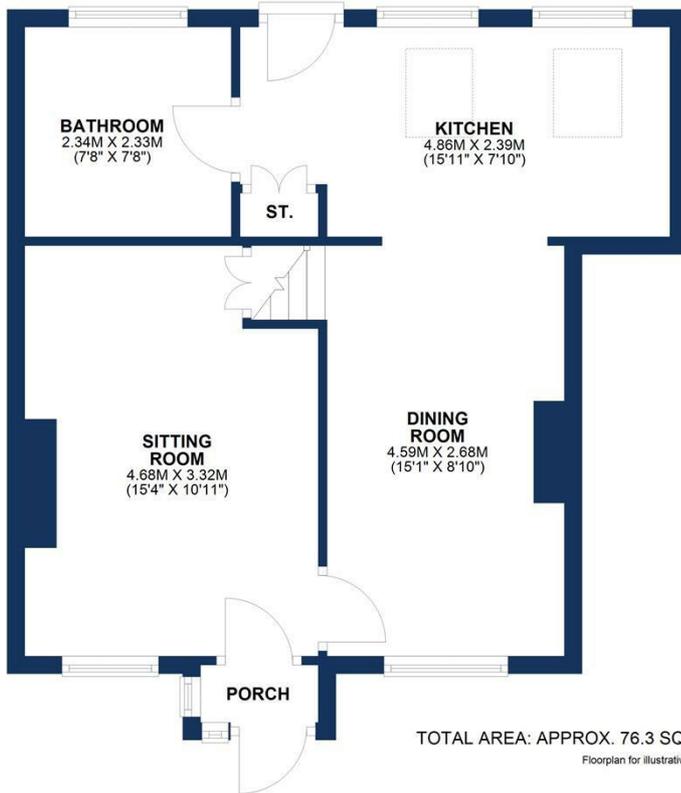
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 47.7 SQ. METRES (513.1 SQ. FEET)



### FIRST FLOOR

APPROX. 28.6 SQ. METRES (307.7 SQ. FEET)



TOTAL AREA: APPROX. 76.3 SQ. METRES (820.8 SQ. FEET)

Floorplan for illustrative purposes only



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