



*jordan fishwick*

ALTRINCHAM  
Grove Lane



# Grove Lane, Altrincham, WA15 8JE

Asking Price £500,000



## The Property

Jordan Fishwick are proud to present for sale this Edwardian three bedroom semi-detached property with loft room. Located within walking distance of both Hale village and Altrincham town centre this property falls within the catchment of highly regarded schools, both primary and secondary.

In brief the property offers an entrance hall, open plan kitchen dining room, which further opens into the main lounge area. The dining room has patio doors which lead to the rear garden. To the first floor there are three double bedrooms and a modern shower room. The landing also has stairs leading to the second floor which is a loft room with Velux windows and side window, offering ample lighting.

Externally the property has off road parking and a good sized south facing rear garden with patio and lawned areas which are bordered by established bushes and flower beds.

Viewings are strongly advised.

## Directions

WA15 8JE



- Three Double Bedrooms
- Open Plan Living
- Large South Facing Rear Garden
- Modern Shower Room
- Loft Room
- Off Road Parking
- Walking Distance to Hale and Altrincham

Postcode - WA15 8JE

EPC Rating -

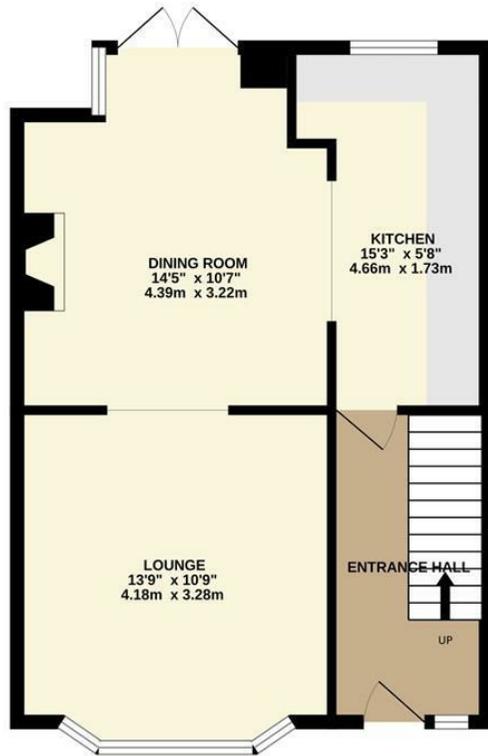
Floor Area - 1233.00 sq ft

Local Authority - Trafford

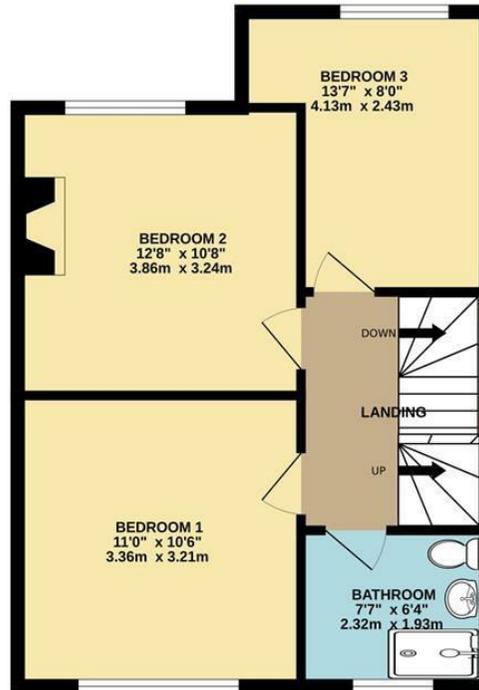
Council Tax - D



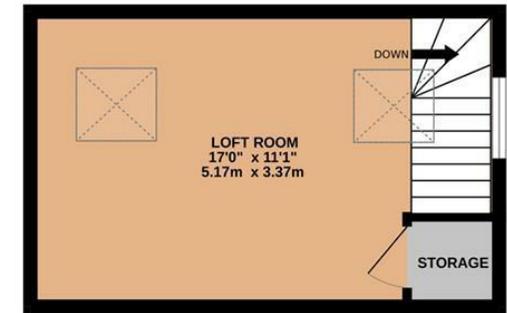
GROUND FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



2ND FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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