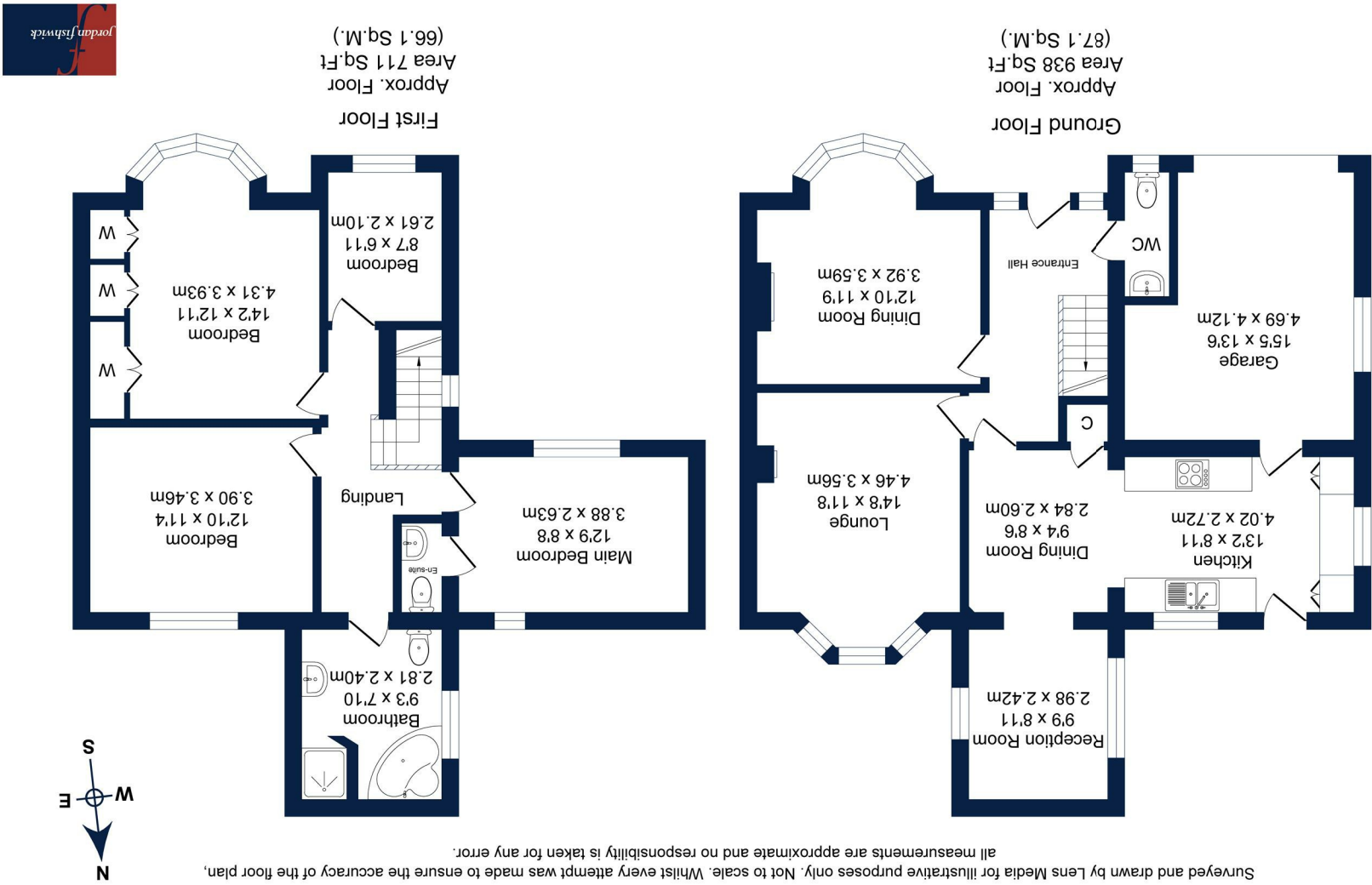


These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



Total Approx. Floor Area 1649 Sq.ft. (153.2 Sq.M.)  
Grove Lane, Hale







### The Property

Located in the highly sought-after village of Hale, this immaculately presented Victorian four-bedroom detached family home enjoys an enviable position within easy reach of both Hale village centre and Altrincham town centre. The property also benefits from excellent transport links, highly regarded local schools, nearby parks, and convenient access to Manchester Airport.

The accommodation briefly comprises an attractive arched storm porch leading into a bright and welcoming entrance hall. From here, there is access to a bay-fronted dining room, a spacious lounge, and a downstairs WC. To the rear of the property is a well-appointed kitchen diner which opens into an extended snug, creating a versatile and sociable family space. This area also provides access to the beautifully maintained rear garden and the integral single garage.

To the first floor, a generous landing gives access to four well-proportioned double bedrooms, one of which benefits from an en-suite WC. Completing the accommodation is a modern four-piece family bathroom.

Externally, the property boasts landscaped wrap-around gardens, predominantly laid to lawn, complemented by established flower beds and mature shrubbery. There are also two separate patio areas, ideal for outdoor entertaining. To the front, the property offers ample off-road parking on a flagged driveway, secured by gated access.

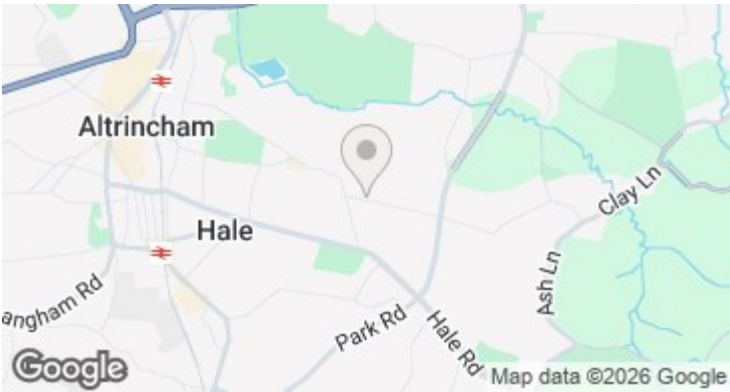
Viewings are highly recommended to fully appreciate this exceptional family home and its desirable location.

- Immaculately presented family home
- Detached
- Gated off road parking
- Three reception rooms
- Four double bedrooms
- Four piece family bathroom



### Directions

WA15 8JF



Postcode - WA15 8JF

EPC Rating - C

Floor Area - 1649.00 sq ft

Local Authority - Trafford

Council Tax - D

Grove Lane Altrincham WA15 8JF

£750,000

