

*John N*  
**Hilditch & Co**



**108 GROVE LANE, HALE,  
CHESHIRE, WA15 8LS**

OCCUPYING A POPULAR LOCATION ALMOST EQUI DISTANT BETWEEN  
HALE AND HALE BARNES. A SUBSTANTIALLY EXTENDED AND  
DECEPTIVELY LARGE FOUR DOUBLE BEDROOMED DETACHED HOUSE  
ALSO BENEFITTING FROM A SINGLE STOREY KITCHEN EXTENSION.

**£525,000**

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## DESCRIPTION

Occupying an extremely popular location almost equi distant between Hale and Hale Barns this house has been significantly upgraded and extended and now offers fantastically proportioned accommodation spread over two floors. Briefly the gas centrally heated and double glazed property comprises a twin pillared covered porch, wide welcoming entrance hallway with downstairs wc, two large reception rooms. In addition to which is a substantial breakfast room and kitchen with utility room adjacent. At first floor level are four double bedrooms and a family bathroom. Externally is a gated carport and double tandem garage with the gardens as described overleaf.

Only by way of an internal inspection and by studying the floor plan of the house will one appreciate the substantial accommodation on offer. The area generally is characterised by a mixture of detached houses many of which have been renovated in recent times. Hale's fashionable village lies within five minutes drive, as does Hale Barns with its range of shops and services. Altrincham's busy market town centre with its regular Metrolink services into Manchester is also within five to ten minutes drive. The urban motorway network and International Airport are on the doorstep as is the Bollin Valley and Green Belt.

## DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns. At the first set of traffic lights turn left into Delahays Road. At the bottom of Delahays Road turn right into Grove Lane where the property will be found on the right.

## IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

*Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.*

## GROUND FLOOR

### OVERHANGING PORCH

with twin pillars. Recessed downlighters. York stone step.

### ENTRANCE HALLWAY 3.9 X 2.56 (12'9" X 8'5")

with staircase to first floor and landing. Central heating radiator. Moulded ceiling cornicing.

### DOWNSTAIRS WC 2.52 X 1.37 (8'3" X 4'6")

pedestal wash basin, low level wc in a half tiled surround. Single radiator.

### LOUNGE (REAR) 5.02 X 4.04 (17'5" X 13'3")

the focal point of which is a carved timber fireplace surround with tiled hearth. French doors opening onto a patio and southerly facing rear garden. Moulded ceiling cornicing. Picture rail. Double leaf radiator. Single leaf radiator. Television point. Telephone point.

### DINING ROOM (FRONT) 4.86 INTO BAY X 4.31 (15'11" X 14'2")

the focal point of which is a cast iron fireplace incorporating a coal effect gas fire. Rectangular double glazed bay window overlooking the front garden. Double leaf radiator. Moulded ceiling cornicing. Picture rail. Dimmer controlled lighting.

### BREAKFAST KITCHEN 6.61 X 3.5 (21'8" X 11'6")

separated into two distinct areas. There is a large informal breakfasting area with double leaf radiator and access to the rear porch/utility room. The kitchen is fitted with a range of shaker style units comprising single drainer stainless steel sink unit with a range of base cupboards, drawers, matching eye level cupboards, heat resistant work tops and peninsular breakfast bar with tiled working surface. Built-in Baumatic double oven, four ring hob with overhead extractor. Plumbing for dishwasher. Space for refrigerator. Large picture window overlooking the rear garden.

### REAR PORCH/UTILITY ROOM 2.5 X 2.39 (8'2" X 7'10")

double drainer sink unit with base cupboards. Plumbing and space for washer and dryer. Courtesy door to carport area and garden beyond. Staircase from hallway to first floor and landing.

### FIRST FLOOR & LANDING

LANDING 4.78 X 2.73 (15'8" X 8'11") INCLUDING STAIRDROP.

#### SMALL INNER LANDING AREA

leading to fourth bedroom and bathroom.

BEDROOM ONE (FRONT) 4.08 X 3.41 (13'4" X 11'2")

in addition to which is a full height and full width range of fitted wardrobes. Single radiator.

BEDROOM TWO 4.25 X 3.89 (13'11" X 12'9")

with a full width range of fitted wardrobes. Single radiator.

BEDROOM THREE (APPROACHED VIA A SMALL VESTIBULE AND HALF FLIGHT OF STAIRS) 2.02 X 0.95 (6'8" X 3'1")

the bedroom measures 3.82 x 3.6 (12'6" x 11'10")

single radiator. Range of base cupboards, and dressing table area with a full width range of fitted wardrobes. Single radiator.

BEDROOM FOUR 3.75 X 3 (12'3" X 9'10")

single radiator.

BATHROOM 3.96 X 2.32 (13'0" X 7'8")

refitted with a contemporary white suite of large corner bath with mixer tap and shower attachment. Low level wc. Vanity wash basin with cupboards and drawers beneath. Walk-in double shower, fully tiled with a thermostatic unit. Additional maple fronted linen room. Wall mounted spotlights. Double leaf radiator. Recessed downlights.

### EXTERNALLY

#### LARGE COVERED CARPORT

with vaulted ceiling and gated entrance to the front.

To the rear is access to a

#### LARGE TANDEM GARAGE 28 X 9 (8.54 2.75) OVERALL GARDENS

this house has the undoubted bonus of sitting in large southerly facing rear gardens. The front garden is also well proportioned, lawned and flanked and interspersed by ornamental spacious borders. There is a York stone flagged driveway suitable for at least two to three cars. To the rear is the aforementioned southerly facing garden. Immediately adjacent to the rear of the house is a York stone flagged patio complemented by two tiers of lawns and herbaceous borders. There are a large number of trees both in the garden and gardens adjacent which afford an excellent level of privacy. The properties to the rear sit approximately 80 to 90 yards away thus also affording an excellent level of privacy.

#### SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

#### TENURE:

#### ASSESSMENT:

Trafford Borough Council. Council Tax Band 'D'

#### VACANT POSSESSION UPON COMPLETION

#### VIEWING:

By appointment through the Agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		53	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

188 GROVE LANE

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements, weights, volumes, areas and/or other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown here are not guaranteed as further details or specifications can be given. Issue with reference 20211

### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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