





EXQUISITE AND TIMELESS  
HOMES



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MANSION HOUSE GROUP  
BUILDING DESIRABLE HOMES



191  
GROVE LANE  
HALE

191 Grove Lane is a stunning, luxurious development of two five bedroom three bathroom detached spacious homes, constructed over three floors, perfectly positioned in the highly desirable and sought after location of Hale, Altrincham.

These beautifully designed homes by Mansion House Group offer the ultimate in modern day living with a high specification throughout, landscaped grounds and each property has private off street parking.

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LOCATION

Hale and Altrincham offer excellent connectivity, situated on the A56, one of the main arterial routes out of Manchester, and within close proximity to the M56/M60 motorways. This surrounding road network is complemented by an integrated rail, metro-link and bus interchange, providing easy access to and from Manchester City Centre 10 miles away. Manchester International Airport, the UK's largest airport outside London, is easily accessible, being only 15 minutes away.



LOCATION MAP

# 191

ABOUT THE AREA

Altrincham is Trafford's largest town with an historic Charter Market and is among the most desirable areas to live in Greater Manchester, alongside Hale, Bowdon and Hale Barns. The immediate population has an exceptionally high number of professionals, business leaders and homeowners. Altrincham is a great place to live, work, shop and enjoy varied leisure activities. With easy access to the city for its benefits including jobs and entertainment whilst still offering stunning leafy surroundings for countryside walks and excellent local amenities.

Visit Dunham Massey Park run by the National Trust, which has a garden for all seasons, an ancient deer park and a house filled with treasures and stories. Or take a trip into Altrincham Town Centre, an attractive, bustling modern market town with a distinct and bold identity. Offering a balanced mix of retail, leisure, cultural, commercial and social amenity to meet both the needs of local people and the aspirations of an affluent and discerning home owner.

Hale only a 10 minute stroll from Altrincham, offers a relaxed style of night life on the doorstep or a place to meet friends for brunch. Hale is a charming laid-back village full of chic boutiques, good restaurants and a variety of bars. Hale is also home to the North West's leading health club and spa. Hale Country Club & Spa offers members 50,000 sq. ft. of luxury fitness, leisure, spa and beauty facilities.





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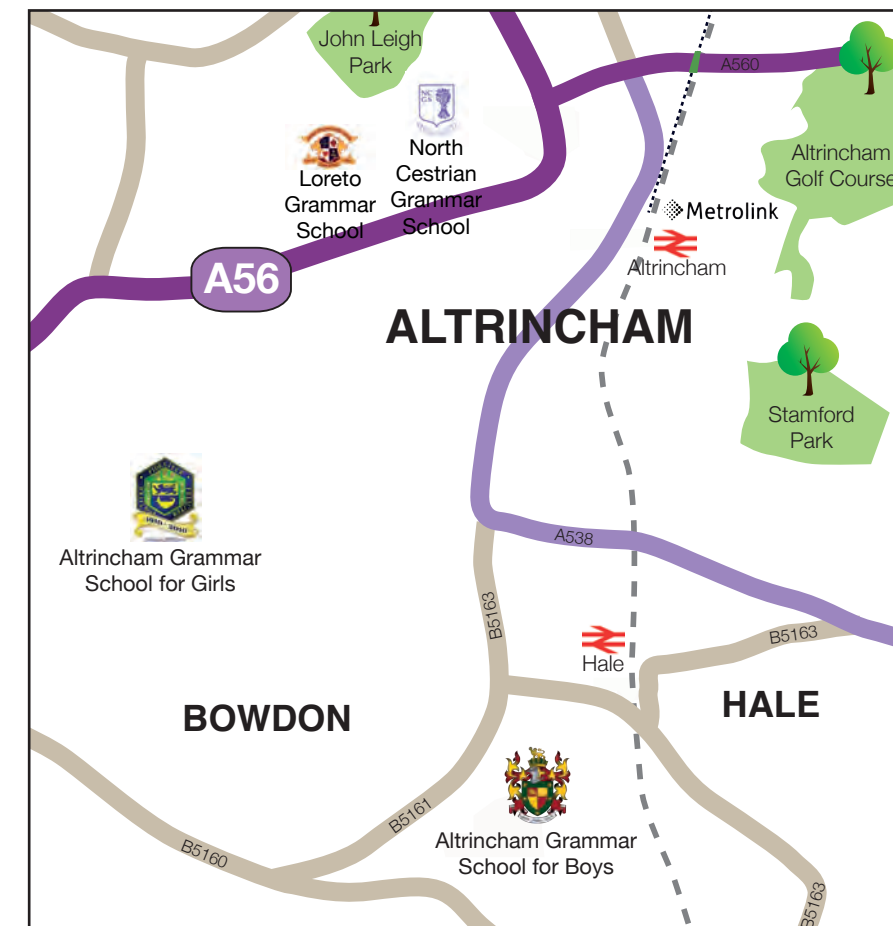
LIVING IN HALE & ALTRINCHAM

# 191

ALTRINCHAM SCHOOLS

Altrincham has some fantastic schools illustrated by a report in the Sunday Times 'The best places to live in the country for schools'. Crowned education capital of Britain, the report highlights Altrincham Grammar School for Girls (Cavendish Road), where 32 students achieved straight A\* grades at GCSE last year, and Altrincham Grammar School for Boys (Marlborough Road) where 100% of pupils passed at least five GCSEs at A\*-C.

This follows last year's glowing Ofsted report which proclaimed that every secondary pupil in the town goes to either a good or outstanding school. The good news also applies to primary schools in the area where 90% of Trafford primary pupils attend good or outstanding schools.



- Altrincham Grammar School for Girls, Cavendish Road, Altrincham, WA14 2NL
- Altrincham Grammar School for Boys, Marlborough Rd, Altrincham, WA14 2RS
- St Ambrose College, Hale Rd, Hale Barns, Altrincham, WA15 0HE
- Loreto Grammar School, Dunham Rd, Altrincham, WA14 4AH
- North Cestrian Grammar School, Dunham Rd, Altrincham, WA14 4AJ

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GROVE LANE

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SITE LAYOUT

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RENOVATED - No. 191

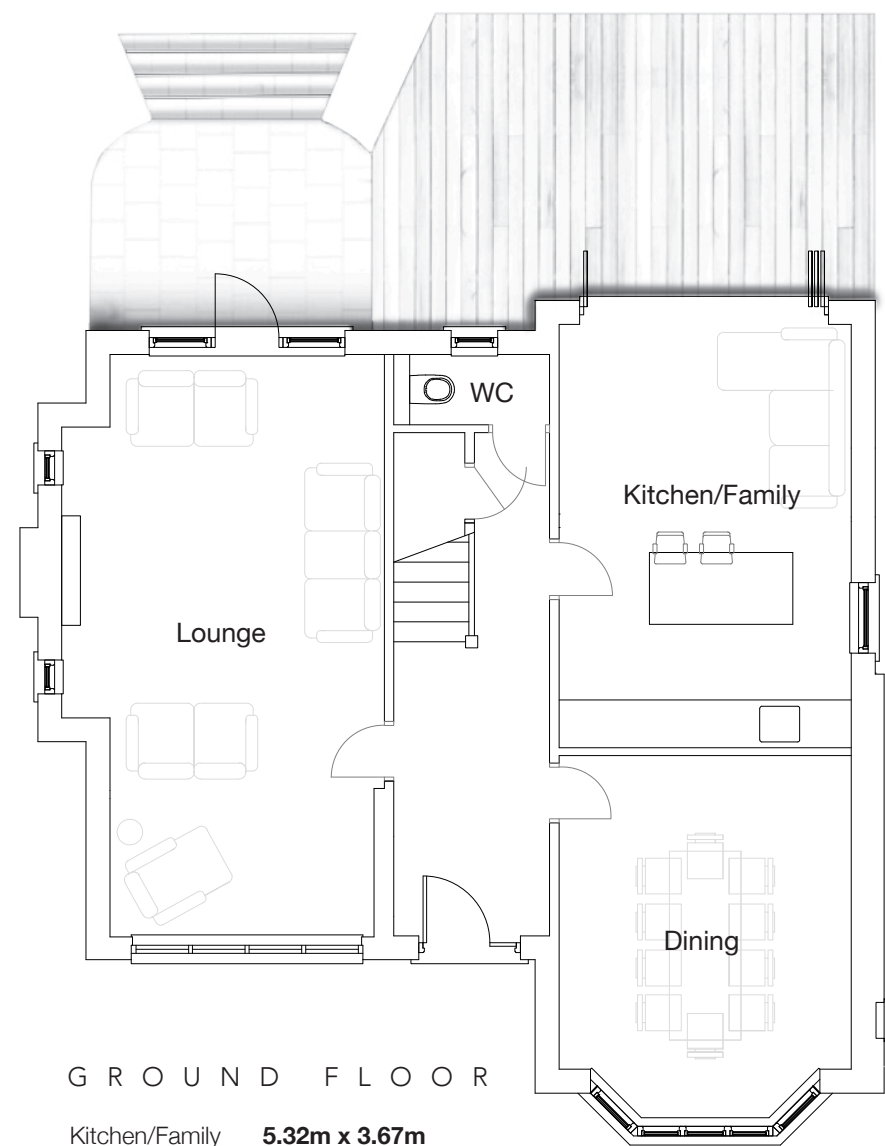
An impressive newly renovated five bedroom, three bathroom, detached home offering 179m.sq (1,925sq.ft) of accommodation over three floors with off street parking for three cars.

The accommodation includes an entrance porch with understairs cloaks storage, the hall leads to a large separate lounge, dining room with bay window to the front, kitchen/family room with bi-folding doors opening onto the rear garden, and downstairs wc completes the ground floor. The first floor comprises of master bedroom with en-suite, three further double bedrooms, served by a large bathroom with separate bath and walk in shower. On the second floor there is a single/twin bedroom with en-suite or teenager's suite.



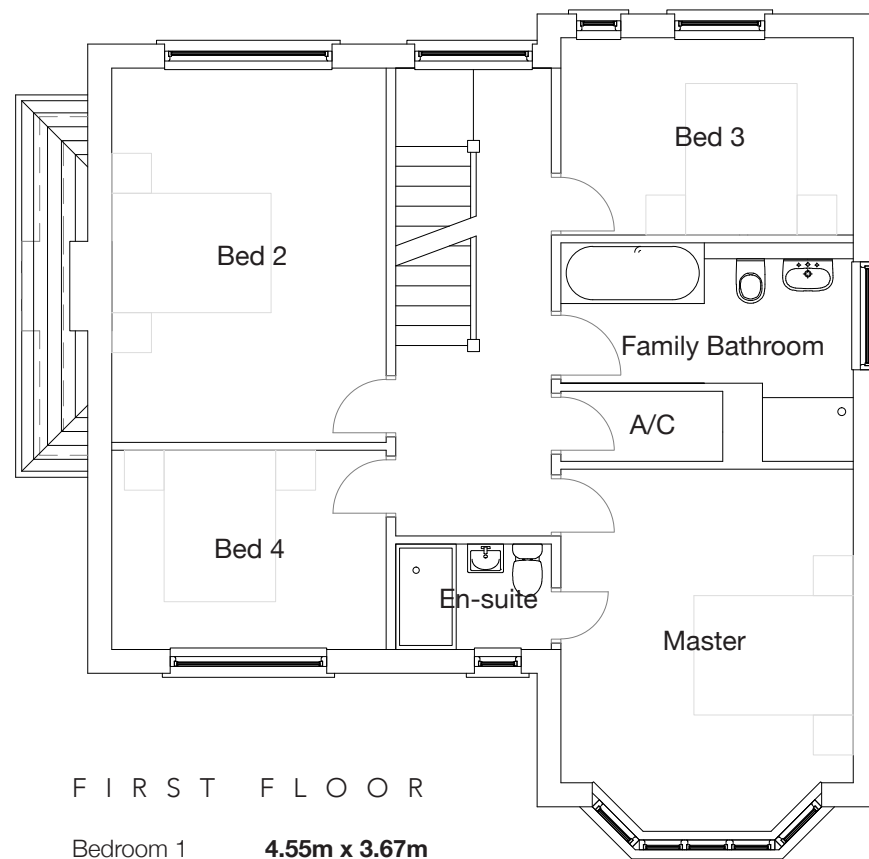
GROVE LANE - 191





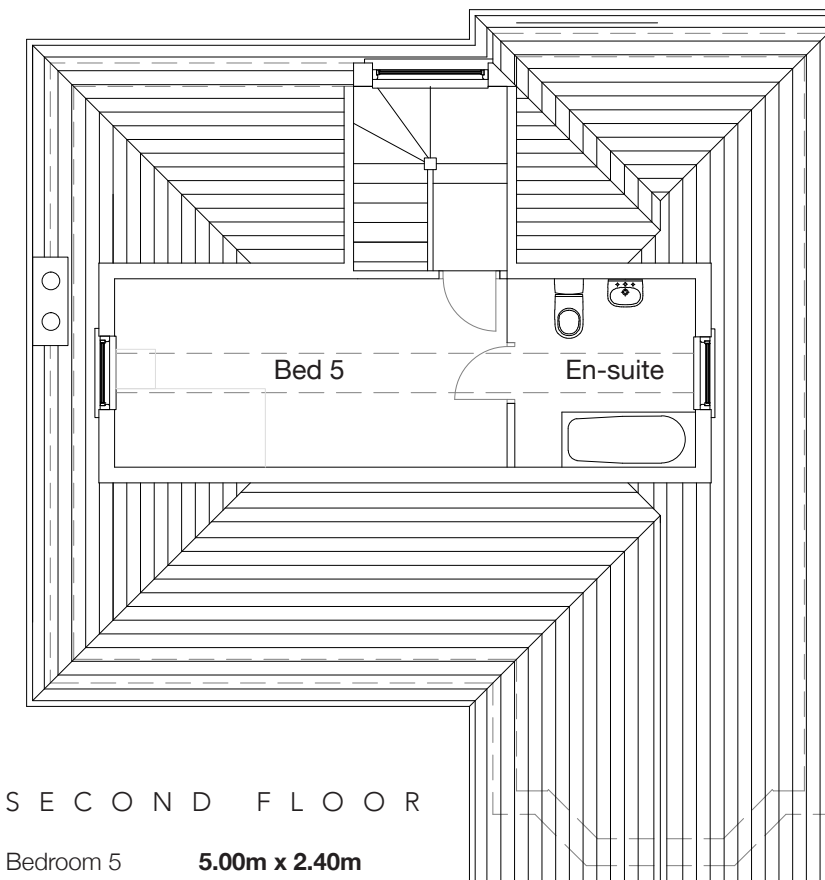
**GROUND FLOOR**

Kitchen/Family	<b>5.32m x 3.67m</b> 17'5" x 12'
Lounge	<b>7.31m x 4.05m</b> 23'12" x 13'3"
Dining	<b>4.57m x 3.67m</b> 14'12" x 12"
WC	<b>1.96m x 0.88m</b> 6'5" x 2'11"



**FIRST FLOOR**

Bedroom 1	<b>4.55m x 3.67m</b> 14'11" x 12'
En-suite (Bed 1)	<b>1.96m x 1.33m</b> 6'5" x 4'4"
Bedroom 2	<b>4.70m x 3.40m</b> 15'5" x 11'2"
Bedroom 3	<b>3.45m x 2.50m</b> 11'4" x 8'2"
Bedroom 4	<b>3.67m x 2.50m</b> 12' x 8'2"
Family Bathroom	<b>3.67m x 2.74m</b> 12' x 8'12"



**SECOND FLOOR**

Bedroom 5	<b>5.00m x 2.40m</b> 16'5" x 7'10"
En-suite (Bed 5)	<b>2.40m x 2.30m</b> 7'10" x 7'7"

All Dimensions taken at widest point.



A fully fitted bespoke kitchen complete with a comprehensive range of integrated appliances, sliding folding doors and underfloor heating ensures this space for entertaining is as practical as it is beautiful.

- Silestone work surface
- Recessed stainless sink
- Soft action hinges and drawers
- Wooden cutlery insert tray
- Two Neff single ovens
- Neff induction hob
- Neff integrated fridge/freezer
- Neff integrated dishwasher



# 191

SPECIFICATION

- Villeroy & Boch sanitary ware, with Hansgrohe fittings
- A mixture of carpet, engineered wood floors, Porcelanosa tiles to floors
- Oak Vaneered doors
- Polished chrome ironmongery
- Double glazed windows
- Feature fire place to lounge
- Polished chrome light switches and sockets throughout
- LED lighting in kitchen and bathrooms
- Security Alarm
- Mains powered smoke alarms
- Gas 'A' rated boiler



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NEW BUILD - No. 191A

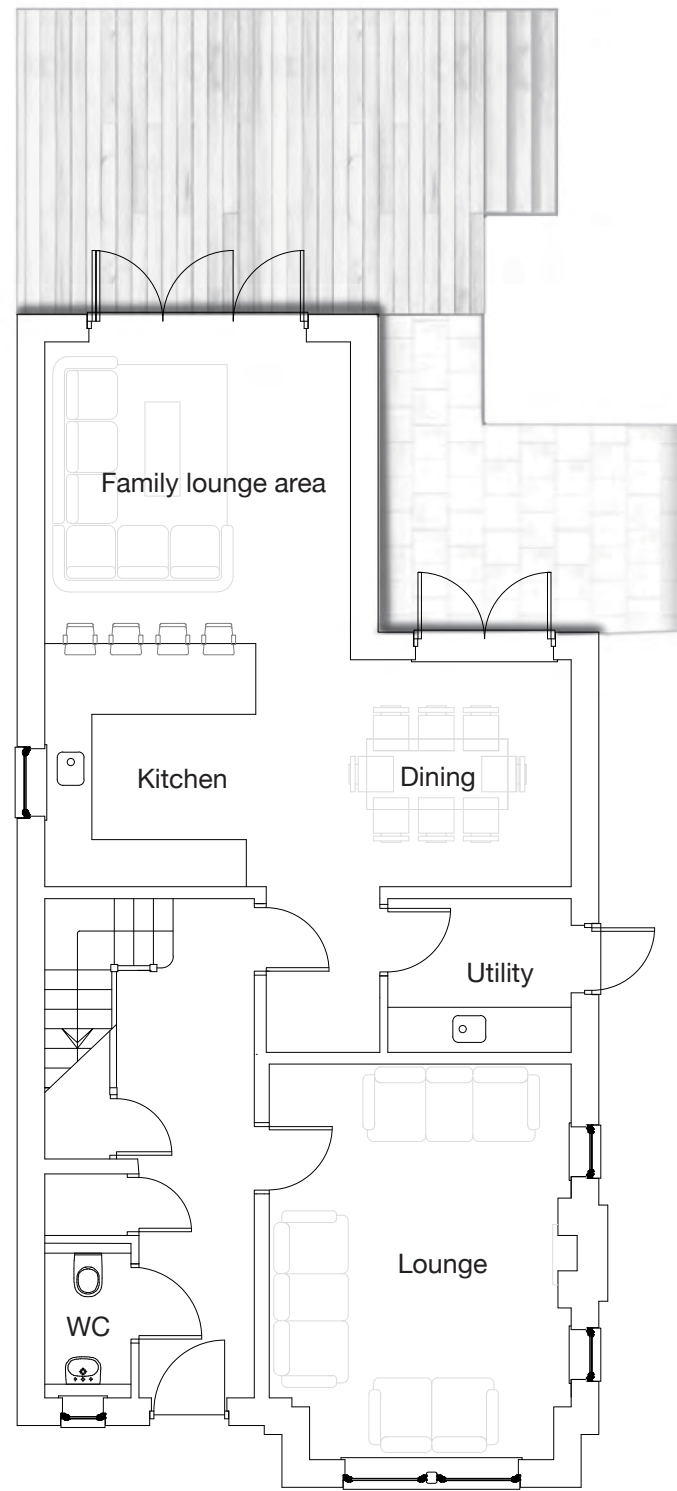
An imposing new build five bedroom, three bathroom, detached home offering 195m.sq (2,100sq.ft) of accommodation over three floors with off street parking for three cars.

The accommodation includes a hall leading to the lounge, downstairs wc, and a substantial open plan kitchen/dining/family room with sliding folding doors accessing the garden. There is a utility room off the kitchen. The first floor has a large master/guest bedroom with en-suite shower room, two further double bedrooms and one single bedroom both served by a family bathroom with separate shower. On the second floor there is an opulent master/guest bedroom suite with dressing area and a beautifully appointed en-suite shower room.

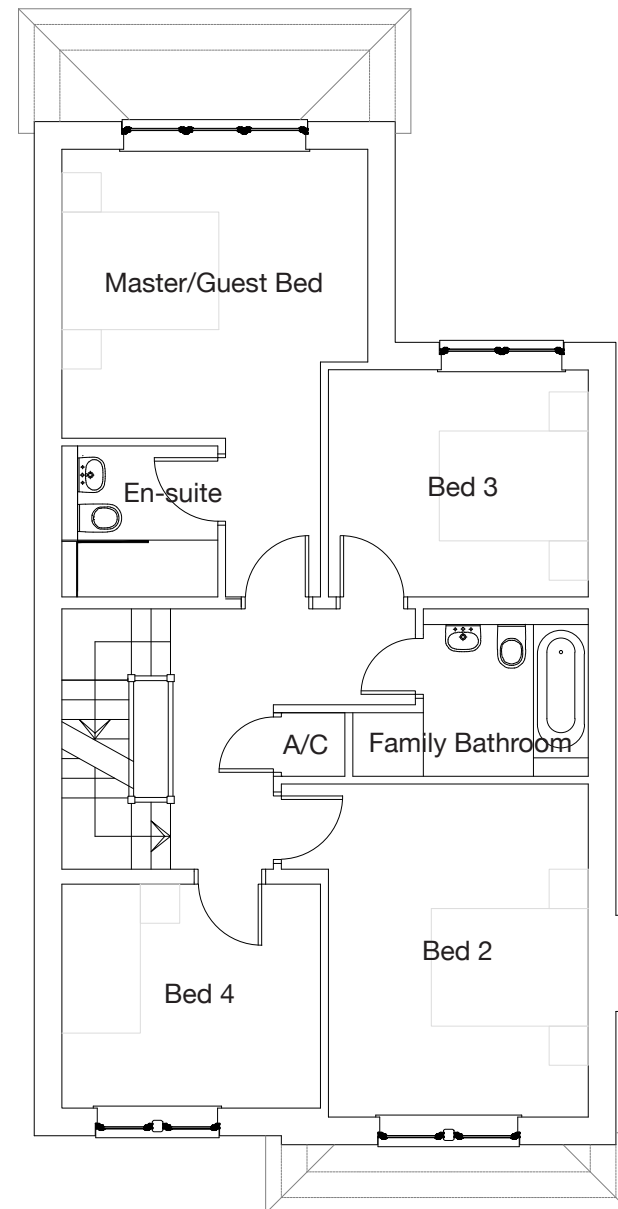
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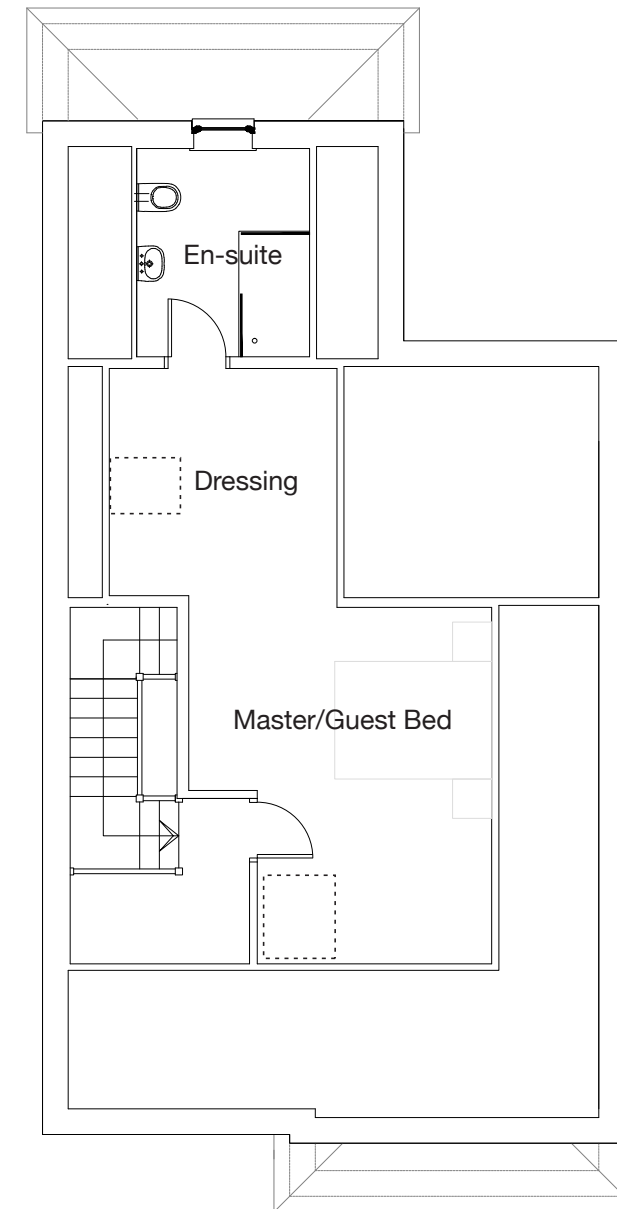
GROVE LANE - 191A



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen/Family/Dining	<b>6.95m x 6.71m</b> 22'10" x 22'
Lounge	<b>5.04m x 3.85m</b> 16'6" x 12'8"
Utility	<b>2.34m x 1.96m</b> 7'8" x 6'5"
WC	<b>1.97m x 1.10m</b> 6'6" x 3'7"

FIRST FLOOR

Bedroom 1	<b>3.90m x 3.68m</b> 12'10" x 12'1"
En-suite (Bed 1)	<b>1.99m x 1.93m</b> 6'6" x 6'4"
Bedroom 2	<b>4.24m x 3.31m</b> 13'11" x 10'10"
Bedroom 3	<b>4.03m x 3.51m</b> 13'3" x 11'6"
Bedroom 4	<b>3.30m x 2.90m</b> 10'10" x 9'6"
Family Bathroom	<b>3.00m x 2.14m</b> 9'10" x 7'

SECOND FLOOR

Bedroom 5	<b>4.54m x 3.86m</b> 14'11" x 12'8"
Dressing	<b>2.90m x 2.90m</b> 9'6" x 9'6"
En-suite (Bed 5)	<b>2.65m x 2.20m</b> 8'8" x 7'3"



A fully fitted bespoke kitchen complete with a comprehensive range of integrated appliances, sliding folding doors and underfloor heating ensures this space for entertaining is as practical as it is beautiful.

- Silestone work surface
- Recessed stainless sink
- Soft action hinges and drawers
- Wooden cutlery insert tray
- Neff single oven
- Neff combi microwave oven
- Neff four zone induction hob
- Neff warming drawer
- Neff integrated fridge/freezer
- Neff integrated dishwasher



191  
SPECIFICATION

- Villeroy & Boch sanitary ware, with Hansgrohe fittings
- A mixture of carpet, engineered wood floors, Porcelanosa tiles to floors
- Modern four panel oak internal doors
- Polished chrome ironmongery
- Pilkington K plus double glazed windows
- Deep moulded timber skirting boards
- Hardwood principal staircase with sturdy oak handrails
- Feature fire place to lounge
- Polished chrome light switches and sockets throughout
- LED lighting in kitchen and bathrooms
- Security Alarm
- Mains powered smoke alarms
- Gas 'A' rated boiler



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PROJECT MANAGEMENT

Mansion House Group Limited is a specialist developer of unique residential properties created to meet the exacting specification and lifestyle of the enlightened house buyer. Our continuing aim is to build homes of quality in desirable locations throughout the region. With an emphasis on high standards of design and build quality, we develop homes for today's needs which have proven to be positive investments.

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ENQUIRIES



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These details and plans are intended as an indication of the proposed development only. Mansion House Group reserves the right at all times to make any alterations to the contents of this brochure. This does not form part of any contract.

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