



32 BRIONY AVENUE | HALE

£455,000

A traditional semi-detached family house positioned in a popular residential location and with westerly facing lawned rear gardens. The well proportioned accommodation briefly comprises enclosed porch, wide entrance hall, sitting room with feature fireplace and glazed sliding doors to the dining room, fitted kitchen with integrated appliances, two double bedrooms with fitted furniture, single bedroom with built-in storage and modern bathroom and WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and detached garage.

POSTCODE: WA15 8QD

DESCRIPTION

This traditional bay fronted semi detached family house is set well back from the grass verge and tree lined carriageway. The location is less than a mile from the revitalised shopping centre of Hale Barns which includes Booths supermarket and Costa Coffee and local shops are available on Grove Lane. The property is also within the catchment area of the highly regarded Wellgreen Primary/Nursery School and surrounding secondary schools, within a few hundred yards of open countryside and well placed for access to the surrounding network of motorways and Manchester International Airport.

The well proportioned accommodation includes an enclosed porch and wide entrance hall with panelled staircase and leads onto both the front reception room and kitchen. The ground floor has been configured to create a naturally sitting room with the focal point of a stone effect fireplace surround and glazed sliding doors open onto the dining room with delightful views across the rear gardens alongside a French window to the outdoor seating area. The adjacent kitchen is fitted with matching units and integrated appliances and also provides access to the side of the property.

At first floor level the excellent master bedroom features a range of fitted furniture, there is a further double bedroom with fitted wardrobes and generous single bedroom with built-in storage. The bathroom is fitted with a modern white suite in addition to a separate WC.

Gas fired central heating has been installed together with PVCu double glazing.

Externally the driveway provides off road parking and extends to the side with detached garage beyond. The private rear gardens are laid mainly to lawn and, importantly, benefit from a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

There is much further potential to increase the size of the living space, subject to obtaining the relevant approval and although well cared for the property presents an ideal opportunity to remodel to individual taste.

ACCOMMODATION

GROUND FLOOR: ENCLOSED PORCH

PVCu double glazed/panelled front door set within matching side-screens. Tiled floor.

ENTRANCE HALL

Hardwood panelled door with inset opaque glazed fanlight and opaque glazed side-screens. Panelled staircase to the first floor. Fitted storage unit. Radiator.

SITTING ROOM

14'3" x 11'7" (4.34m x 3.53m)

Stone effect fireplace surround and fitted shelves to the chimney breast recess. PVCu double glazed bay window to the front. Radiator. Double opening glazed sliding windows to:

DINING ROOM

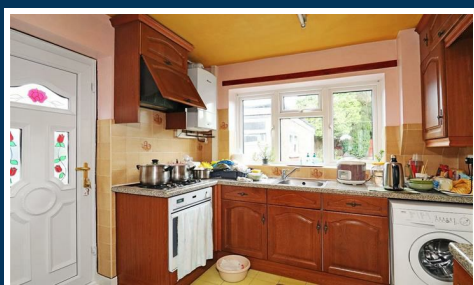
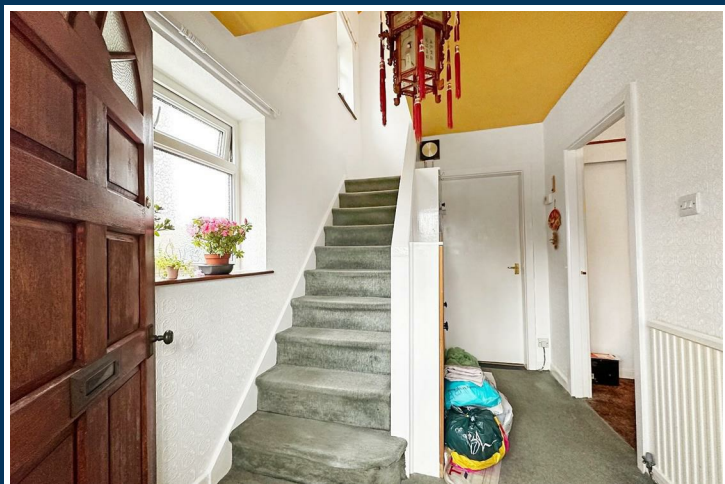
11'3" x 9'1" (3.43m x 2.77m)

PVCu double glazed French window to the rear and matching PVCu double glazed window. Radiator.

KITCHEN

11'3" x 9'4" (3.43m x 2.84m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated oven/grill and four ring gas hob. Space for a fridge/freezer and recess for an automatic washing machine. Built-in cupboard with shelving. PVCu double glazed/panelled door to the side. PVCu double glazed window to the rear. Tiled floor. Radiator.



FIRST FLOOR: LANDING

Opaque PVCu double glazed window to the side at half landing level. Panelled balustrade. Loft access hatch.

BEDROOM ONE

13'1" x 11' (3.99m x 3.35m)

Fitted beech effect wardrobes, drawers and cupboards. PVCu double glazed bay window to the front. Two wall light points. Radiator.

BEDROOM TWO

11'4" x 11' (3.45m x 3.35m)

Fitted wardrobes and drawers. PVCu double glazed window to the rear. Wood effect flooring. Wall light point. Radiator.

BEDROOM THREE

9'4" x 7'7" (2.84m x 2.31m)

Built-in storage cupboard. PVCu double glazed window to the front. Radiator.

BATHROOM

9'4" x 5'7" (2.84m x 1.70m)

White/chrome P-shaped bath with mixer tap plus thermostatic shower and screen above and pedestal wash basin. Opaque PVCu double glazed window to the rear. Tiled walls. Recessed LED lighting. Radiator.

WC

White/chrome low-level WC. Opaque PVCu double glazed window to the side. Partially tiled walls.

OUTSIDE

DETACHED GARAGE

Brick built with double opening timber doors. Door and window to the side. Window to the rear. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

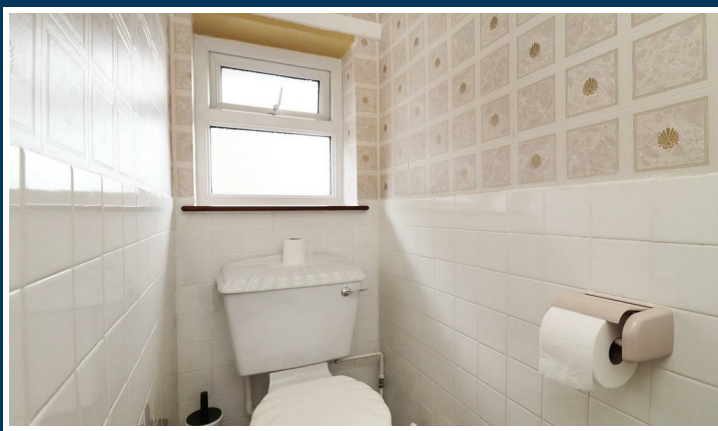
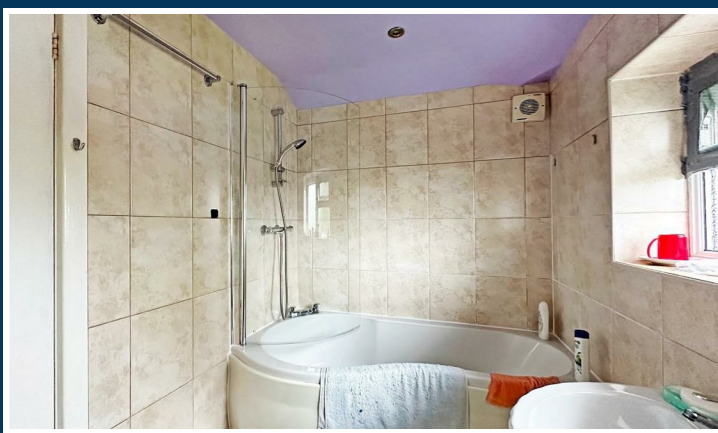
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

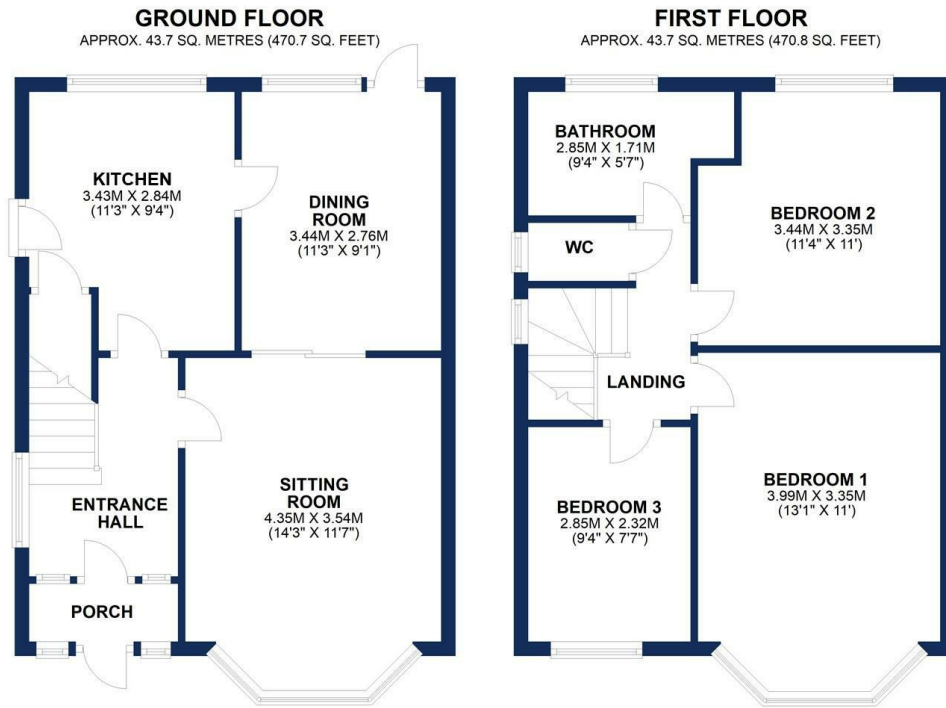
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NOTE

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



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TOTAL AREA: APPROX. 87.5 SQ. METRES (941.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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