



20 BRIONY AVENUE | HALE

OFFERS OVER £400,000

NO ONWARD CHAIN

A bay fronted semi detached bungalow positioned in a sought after residential location with westerly facing rear gardens. The well presented accommodation briefly comprises enclosed porch, entrance hall, sitting/dining room with feature fireplace, conservatory with French windows to the paved rear terrace, contemporary fitted kitchen with integrated appliances, two excellent bedrooms with fitted furniture and modern shower room/WC. Gas fired central heating and PVCu double glazing. Off road parking within the driveway and car port. Detached garage. Private gardens laid mainly to lawn. Further potential subject to approval.

POSTCODE: WA15 8QE

DESCRIPTION

This superb semi detached bungalow occupies an excellent location being well placed for the revitalised village centre of Hale Barns, highly regarded primary and secondary schools, access to the surrounding motorway network and Manchester International Airport.

The well presented accommodation is generously proportioned throughout with an enclosed porch leading onto the entrance hall and spacious open plan sitting/dining room with the focal point of a marble fireplace surround and hearth. This spacious reception room provides ample space for both seating and dining and opens onto the naturally light conservatory with views across the grounds. The adjacent kitchen is fitted with contemporary high gloss units complemented by granite effect work surfaces and a range of integrated appliances.

The primary bedroom is fitted with wardrobes and a further bedroom has the added advantage of a dressing area with fitted furniture including wardrobes and chest of drawers. The shower room features a modern white suite with chrome fittings and corner tiled shower enclosure.

Interestingly there is access to the fully boarded and carpeted loft space from the entrance hall and two velux windows have been installed. The property also benefits from gas fired central heating and PVCu double glazing.

Externally a paved driveway provides off road parking for two cars with car port and detached garage beyond. The rear gardens are laid mainly to lawn and surrounded by mature borders in addition to a stone paved terrace which is ideal for entertaining during the summer months. Importantly with a high degree of privacy and westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Many of the bungalows locally have been extended and re-planned, for example with loft conversions, and subsequently there is much further potential, subject to obtaining the relevant consent.

ACCOMMODATION: GROUND FLOOR

ENCLOSED PORCH

Double glazed/panelled wood grain effect composite front door. Laminate wood flooring.

ENTRANCE HALL

Opaque glazed/panelled hardwood door. Loft access hatch. Laminate wood flooring. Coved cornice. Radiator.

SITTING/DINING ROOM

21' x 11'9" (6.40m x 3.58m)

Marble fireplace surround and hearth with living flame coal effect electric fire. Ample space for seating and a dining suite. Laminate wood flooring. Four wall light points. Coved cornice. Radiator. PVCu double glazed doors set within matching side-screens to:

CONSERVATORY

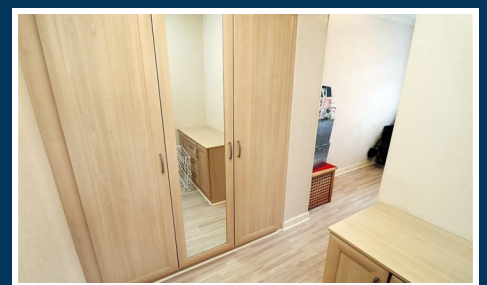
10'9" x 8'6" (3.28m x 2.59m)

Brick to the lower section, PVCu framed and double glazed beneath a transparent roof. Double opening French windows to the paved rear terrace. Laminate wood flooring.

KITCHEN

12'1" x 6'10" (3.68m x 2.08m)

Fitted with contemporary high gloss wall and base units beneath granite effect heat resistant work surfaces/up-stands and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splashback. Integrated appliances include a double electric oven/grill, four ring gas hob with extractor/light above, fridge and freezer. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. PVCu double glazed window to the rear. Wood effect flooring. Recessed LED lighting. Radiator.



BEDROOM ONE

14'5" x 10'1" (4.39m x 3.07m)

Fitted wardrobes containing hanging rails, shelving and drawers. PVCu double glazed oriel bay window to the front. Laminate wood flooring. Coved cornice. Radiator.

BEDROOM TWO

16'10" x 8'6" (5.13m x 2.59m)

Dressing area with beech effect/mirror fronted wardrobes and matching chest of drawers. PVCu double glazed window to the front. Laminate wood flooring. Coved cornice. Radiator.

SHOWER ROOM/WC

7'10" x 6'9" (2.39m x 2.06m)

White/chrome semi recessed vanity wash basin with mixer tap and low-level WC with concealed cistern. Wide corner shower enclosure with thermostatic shower and electric shower. Opaque PVCu double glazed window to the side. Partially tiled walls. Tile effect flooring. Recessed LED lighting. Extractor fan. Radiator.

LOFT

14'3" x 11'3" (4.34m x 3.43m)

Accessed via a folding wooden ladder. Boarded walls and carpeted floor. Eaves storage cupboards. Two velux windows.

OUTSIDE

DETACHED GARAGE

18'3" x 8'5" (5.56m x 2.57m)

Up and over door. Timber door and timber framed window to the side. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

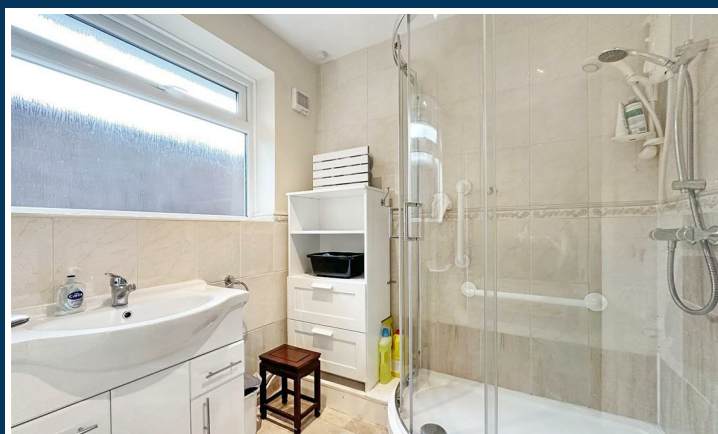
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

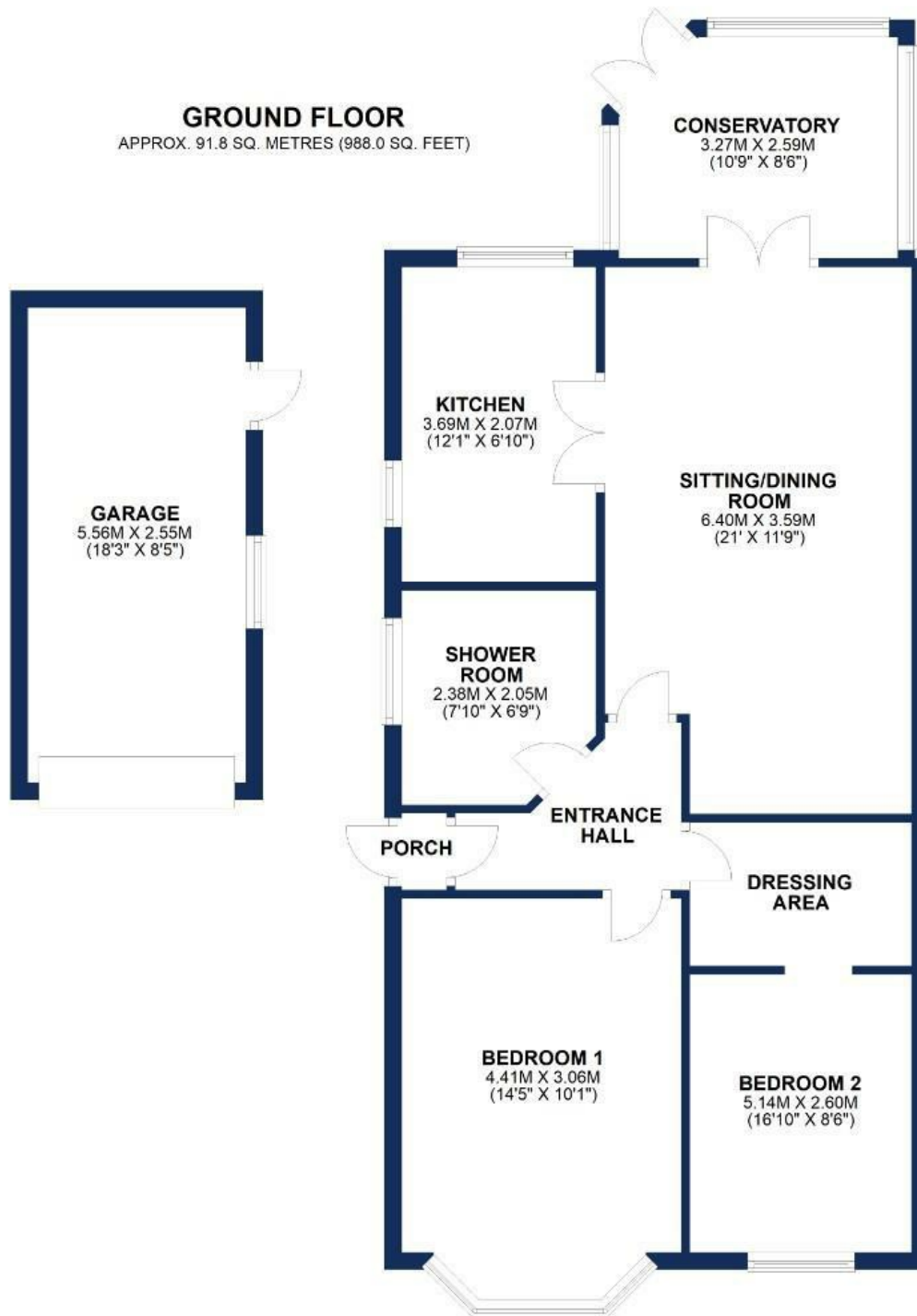
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NOTE

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. 91.8 SQ. METRES (988.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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