



**GASCOIGNE
HALMAN**

BRIONY AVENUE, HALE, WA15 8QD

THE AREAS LEADING ESTATE AGENT



BRIONY AVENUE, HALE, WA15 8QD

Offers Over £500,000

A very attractive, updated and extended, dormer bungalow located in a highly desirable residential location in Hale, close to extensive motorway links and local amenities. Sitting room, open plan dining room/kitchen, three generous bedrooms and two bath/shower rooms. Paved driveway providing ample off road parking and landscaped garden to the rear with manicured lawn and patio area.





This ideally located, semi-detached dormer bungalow has been extended to create a well-appointed property, sure to have wide appeal. Set back from the road, with paved driveway providing ample off road parking the property offers accommodation, arranged over two floors, including a spacious hallway leading to a sitting room with views over the garden, open plan kitchen/dining room with comprehensive cabinetry, integrated appliances and glazed double doors leading to the rear garden. There are two doubled bedrooms and a contemporary, four piece bathroom which completes the ground floor. To the first floor there is a further guest bedroom with en-suite bathroom. At the rear there are well-tended, manicured gardens, which are mainly laid to lawn. An internal inspection of the property is highly recommended.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

DIRECTIONS

From our Hale office proceed along Westgate, turning right at the T-junction on to Broomfield Lane and right again onto Hale Road. Continue along until reaching the traffic lights with Park Road, turning left onto Delahays Road. Travel along Delahays Road until reaching the next set of traffic lights, turning right onto Grove Lane. Proceed along Grove Lane passing Fountain Avenue on the right hand side and then turn right into Briony Avenue. The property will be found on the right hand side cornering Woburn Drive.

POSTCODE

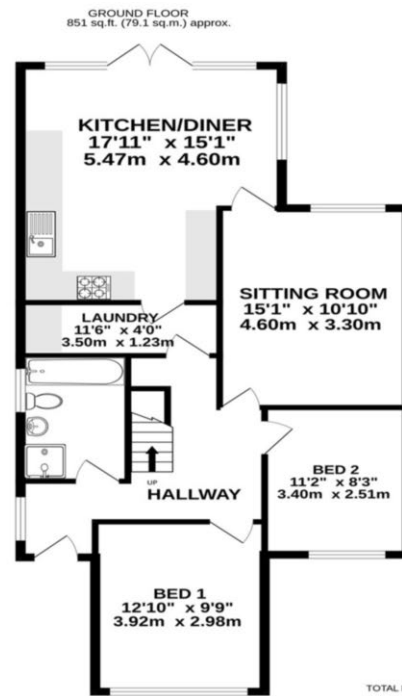
WA15 8QD

LOCAL AUTHORITY

Trafford Borough Council. Tax band E. Amount payable for 2024/2025 is £2408.84.

TENURE

Freehold



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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