



**GASCOIGNE  
HALMAN**

BRIONY AVENUE, HALE, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## BRIONY AVENUE, HALE, ALTRINCHAM

**£600,000**

A deceptively spacious, extended semi-detached dormer bungalow offering versatile living accommodation in a highly sought-after location.

This impressive property has been significantly extended to the rear and side, as well as benefiting from a loft conversion, increasing its size by over 50%. Now arranged over two floors, it boasts well-proportioned and flexible living spaces.

The ground floor features a generously sized living room leading through to a modern kitchen-diner, a spacious master bedroom, and a large family room with doors opening onto the rear garden. Additionally, there is a fourth bedroom and a useful store room on this level.

Upstairs, the first floor comprises two further well-sized bedrooms and a stylish family bathroom.







Externally, the front of the property offers a neatly maintained lawn and a driveway providing convenient off-road parking. The rear garden is a standout feature, offering a generous space with an extensive paved patio, enclosed fencing, and a mature, tree-lined backdrop, creating a private and peaceful outdoor retreat.

Ideally positioned for easy access to local shops and highly regarded schools, this property is situated in a desirable residential area, making it an excellent choice for families and professionals alike.

### 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.

### LOCAL AUTHORITY

Trafford Borough Council Tax Band D - Amount payable for 2025/2026 is £1970.88

### TENURE

Freehold

### POSTCODE

WA15 8PY

Ground Floor  
97.4 sq.m. (1048 sq.ft.) approx.

1st Floor  
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA: 143.4 sq.m. (1543 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, openings and any 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 as a guide only. A prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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HALE OFFICE

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