



89 BRIONY AVENUE | HALE

OFFERS OVER £525,000

\*\*\*NO ONWARD CHAIN\*\*\*

A re-planned and extended semi detached family house positioned in a popular residential location. The well presented accommodation briefly comprises enclosed porch, entrance hall, family room, sitting room opening onto a dining room with French window to the rear, fitted kitchen with integrated appliances, utility room with adjacent WC and shower area, three double bedrooms with fitted furniture, modern bathroom and separate WC. Gas central heating and PVCu double glazing. Off road parking within the driveway. Full width stone paved rear terrace and private gardens laid mainly to lawn.

POSTCODE: WA15 8PZ

## DESCRIPTION

This modern semi detached family house 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 has been re-planned and extended and is well proportioned throughout. A wide entrance hall with staircase and glass balustrade above provides access to both the full depth sitting/dining room and kitchen. Since construction the ground floor has been re-planned to incorporate the aforementioned dual aspect living space comprising sitting room and dining room with the adjacent fitted kitchen benefitting from a range of integrated appliances. Forming part of the extension is a useful utility room with adjacent WC/shower area and in addition there is access to both the front and rear of the property. A spacious family room completes the ground floor and may be suitable for a variety of uses including as an office or playroom.

At first floor level there are three double bedrooms each with fitted furniture. The fully tiled bathroom features a modern white suite with chrome fittings and there is a matching separate WC.

To the front of the property a block paved driveway provides off road parking for two cars alongside an adjacent garden which is laid mainly to lawn. The lawned rear gardens are surrounded by mature screening and benefit from a high degree of privacy and the full width stone paved terrace is ideal for entertaining during the summer months.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed/panelled front door. PVCu double glazed windows to the front and side. Decorative tiled floor.

#### ENTRANCE HALL

Opaque glazed timber framed door. Staircase to the first floor. Laminate wood flooring. Radiator.

#### SITTING ROOM

**12'5" x 11'1" (3.78m x 3.38m)**

PVCu double glazed window to the front. Radiator. Wide opening to:

#### DINING ROOM

**11'1" x 10'11" (3.38m x 3.33m)**

PVCu double glazed French window to the rear. PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

#### FAMILY ROOM

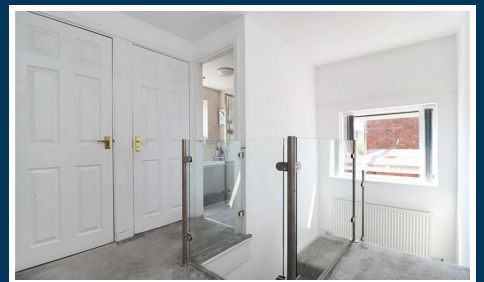
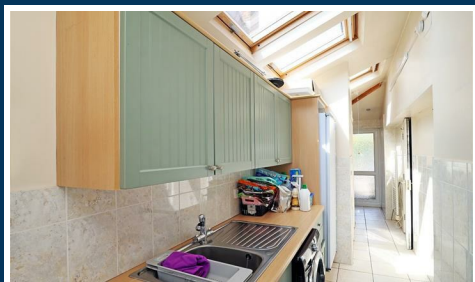
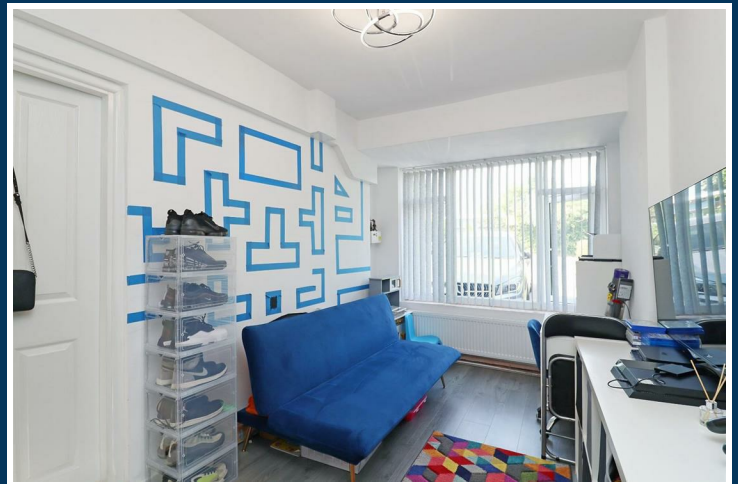
**14'8" x 7'9" (4.47m x 2.36m)**

PVCu double glazed window to the front. Laminate wood flooring. Radiator.

#### KITCHEN

**12'4" x 7'3" (3.76m x 2.21m)**

Fitted with a range of matching wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Display shelves. Integrated appliances include a double electric fan oven/grill and four ring gas hob with extractor/light above. Recess for fridge/freezer and dishwasher. Concealed wall mounted gas central heating boiler. PVCu double glazed window to the rear. Tiled floor. Radiator. Opaque PVCu double glazed door to:



## UTILITY ROOM

22'5" x 5'1" (6.83m x 1.55m)

Matching wall and base units beneath wood effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine. Under-stair storage cupboard with shelving and space for a tumble dryer. Shower area with wall mounted electric shower, recessed low-voltage lighting and extractor fan. Opaque PVCu double glazed door to the front. PVCu double glazed door to the rear. Two velux windows. Partially tiled walls. Tiled floor. Electric radiator and heated towel rail.

## WC

White/chrome pedestal wash basin and low-level WC. Velux window. Tiled floor. Recessed low-voltage lighting. Extractor fan. Electric radiator.

## FIRST FLOOR

### LANDING

Glass balustrade. PVCu double glazed window to the side. Airing cupboard with shelving and housing the hot water cylinder. Access to the boarded loft space via a folding ladder.

### BEDROOM ONE

13'2" x 11'10" (4.01m x 3.61m)

Six door range of fitted wardrobes containing double hanging rails and shelving. Matching bedside tables and chest of drawers. PVCu double glazed window to the front. Radiator.

### BEDROOM TWO

11'8" x 10'11" (3.56m x 3.33m)

Fitted wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Radiator.

### BEDROOM THREE

11'10" x 10'6" (3.61m x 3.20m)

Fitted wardrobes containing hanging rails and shelving. Built-in storage cupboard with shelving. PVCu double glazed window to the rear. Radiator.

## BATHROOM

7'3" x 5'10" (2.21m x 1.78m)

Fully tiled and fitted with a modern white/chrome suite comprising panelled bath with mixer tap and electric shower plus screen above, wall mounted vanity wash basin with mixer tap and bidet. Opaque PVCu double glazed window to the rear. Extractor fan. Chrome Heated towel rail.

## WC

Fully tiled. Low-level WC. Opaque PVCu double glazed window to the rear.

## OUTSIDE

Block paved driveway providing off road parking for two cars.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

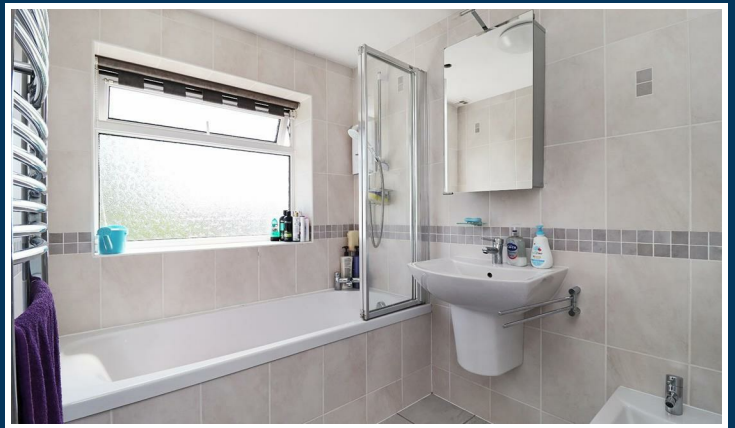
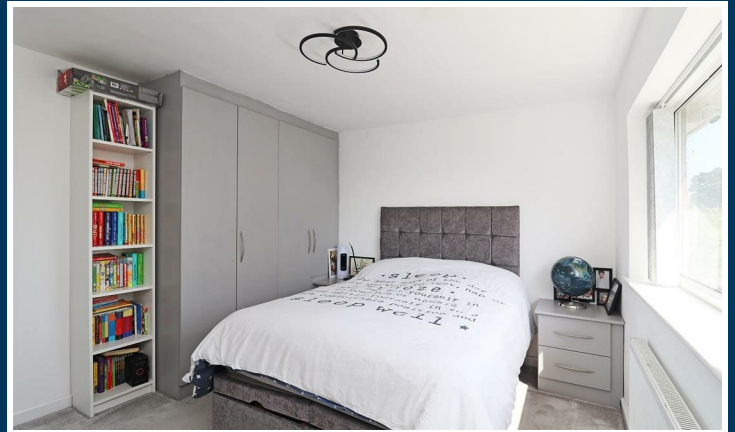
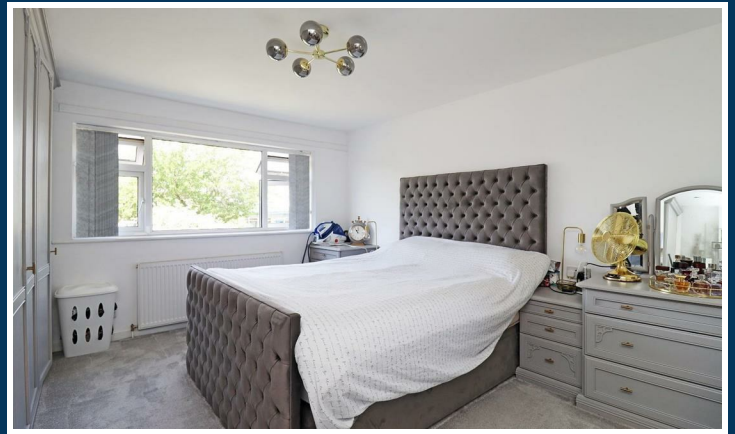
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band D

## NOTE

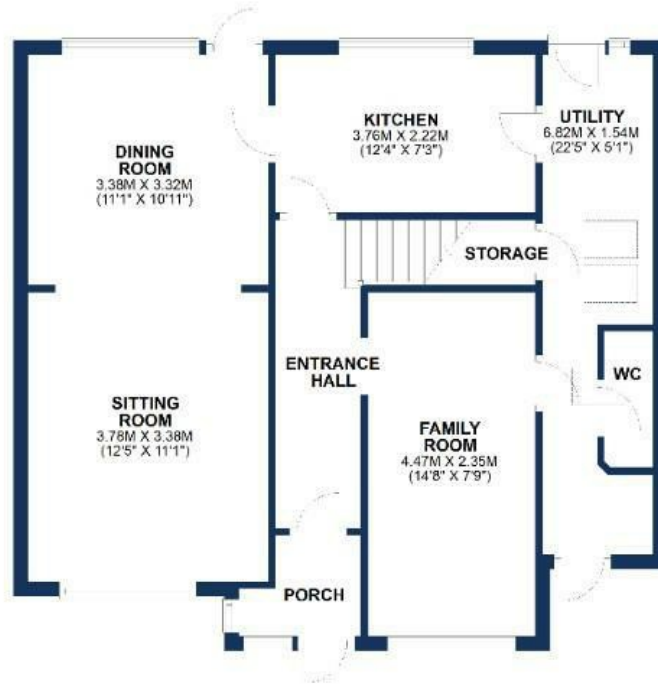
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

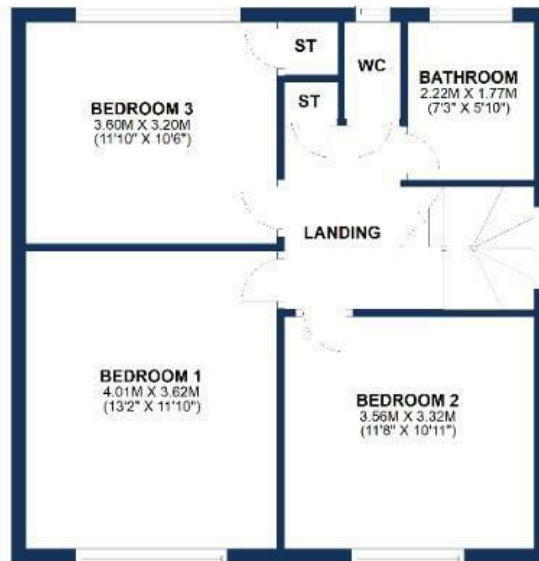
## GROUND FLOOR

APPROX. 67.6 SQ. METRES (727.4 SQ. FEET)



## FIRST FLOOR

APPROX. 52.8 SQ. METRES (568.5 SQ. FEET)



TOTAL AREA: APPROX. 120.4 SQ. METRES (1296.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



### HALE BARNs

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM