

**83 BRIONY AVENUE | HALE**

**OFFERS IN THE REGION OF £825,000**

A re-planned and substantially extended modern detached family house with remarkable open plan living space. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, sitting room with feature fireplace, family room, living/dining kitchen with bi-folding windows to the rear gardens, utility room, home office, master bedroom with fitted furniture and en suite shower room, three further double bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Off road parking within the wide driveway. Beautiful landscaped grounds.

POSTCODE: WA15 8PZ

## DESCRIPTION

Discover a beautifully reimagined and extended detached home, perfect for modern family living. This stylish and functional property features a spacious open-plan living/dining kitchen with bi-fold doors leading to landscaped gardens, ideal for indoor-outdoor entertaining. The ground floor also includes a cosy sitting room with a wood-burning stove, a large family room, a practical utility room, and a versatile home office. Upstairs, the luxurious master bedroom boasts contemporary wardrobes and an en suite shower room, complemented by three additional double bedrooms and a family bathroom.

Set back from a tree-lined carriageway in a sought-after neighbourhood, this property is close to a number of outstanding rated schools, as well as Hale, Hale Barns and Altrincham shopping centres, and offers easy motorway access. The home features new central heating, double glazing, and a wide driveway with ample parking. This home is ready for you to move in and enjoy, with further upwards expansion being possible, subject to planning permission, to accommodate very large families.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

6'11" x 5'2" (2.11 x 1.57)

Double opening wood grain effect composite front door with opaque double glazed gable window above. Tall opaque PVCu double glazed windows to both sides. Vaulted ceiling with recessed LED lighting. Tiled floor. Underfloor heating.

#### ENTRANCE HALL

Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Recessed LED lighting. Radiator.

#### CLOAKROOM/WC

White/chrome wall mounted wash basin with Grohe mixer tap and low level WC. Tiled surrounds. Luxury vinyl wood effect flooring. Radiator.

#### SITTING ROOM

15'4" x 10'11" (4.67 x 3.33)

A cosy and inviting space centred around a wood burning stove set on a slate hearth beneath a natural oak mantel. Wide PVCu double glazed window to the front. Radiator.

#### LIVING/DINING KITCHEN

26'11" x 19'0" (8.20 x 5.79)

A remarkable and truly expansive space effortlessly flowing through bi-fold doors to the landscaped garden. With clearly defined areas and planned to incorporate:

#### KITCHEN

Fitted with a range of Shaker style wall and base units beneath polished granite work surfaces/up-stands and inset stainless steel sink with mixer tap. Recess for a wide range cooker with stainless steel splash-back and chimney cooker hood above. Integrated stainless steel microwave and dishwasher under manufacturers warranty. Space and plumbing for an American style fridge/freezer. Wide PVCu double glazed window to the rear. Luxury vinyl wood effect flooring. Recessed LED lighting. Radiator.

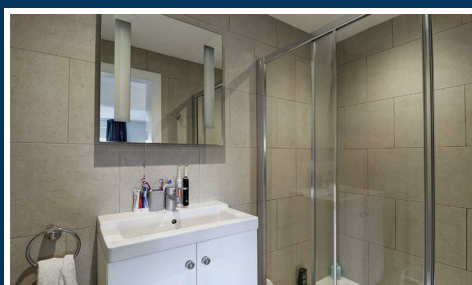
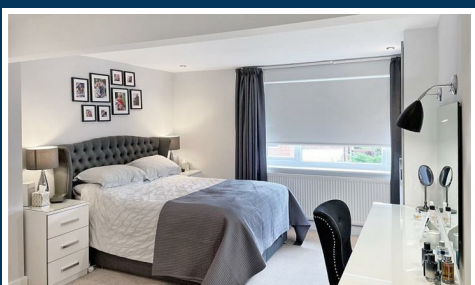
#### LIVING/DINING AREA

Ample space for both seating and dining suites. Aluminium bi-folding windows allowing for indoor-outdoor living. Recessed LED lighting. Radiator.

#### FAMILY ROOM

15'4" x 13'2" (4.67 x 4.01)

Currently used as a music room with space for a grand piano, but adaptable to various needs. Two fitted contemporary high gloss fronted floor to ceiling storage units with shelving. Wide PVCu double glazed window to the front. Recessed LED lighting. Radiator.



## UTILITY ROOM

9'8" x 4'1" (2.95 x 1.24)

With the continuation of the kitchen units, work surfaces and flooring, this practical room has recesses for an automatic washing machine, tumble dryer and additional freezer. Concealed wall mounted gas fired central heating boiler. Velux window. Three wall light points.

## HOME OFFICE

9'0" x 6'5" (2.74 x 1.96)

PVCu double glazed window to the rear. Velux window. Oak flooring. Recessed LED lighting. Radiator.

## FIRST FLOOR

### LANDING

Spindle balustrade. Access to the partially boarded loft space via a folding ladder. PVCu double glazed window to the front. Recessed LED lighting. Radiator.

### MASTER SUITE

19'0" x 13'1" (5.79 x 3.99)

Fitted with an array of sleek high gloss white furniture including wardrobes with sensor activated lighting and containing hanging rails, shelving and drawers, twin pedestal dressing table beneath two wall light points and matching bedside tables. Wide PVCu double glazed window to the rear. Recessed LED lighting. Radiator. Views over fields beyond. Opening to:

### EN SUITE SHOWER ROOM

6'11" x 3'10" (2.11 x 1.17)

White/chrome vanity wash basin with mixer tap. Wide shower enclosure with thermostatic shower. Tiled walls. Recessed LED lighting. Extractor fan.

### BEDROOM TWO

14'7" x 9'4" (4.45 x 2.84)

Double bedroom with wide PVCu double glazed window to the rear. Radiator.

### BEDROOM THREE

11'5" x 9'4" (3.48 x 2.84)

Double bedroom with PVCu double glazed window to the side. Radiator.

### BEDROOM FOUR

10'11" x 10'0" (3.33 x 3.05)

Double bedroom with wide PVCu double glazed window to the front. Radiator.

### FAMILY BATHROOM/WC

10'0" x 8'5" (3.05 x 2.57)

Fitted with a modern white/chrome suite comprising panelled bath with mixer tap, wall mounted wash basin with mixer tap and low level WC. Tiled enclosure with thermostatic shower. Opaque PVCu double glazed windows to the front and side. Tiled walls. Oak flooring. Recessed low voltage lighting. Extractor fan. Tall contemporary radiator.

## OUTSIDE

To the front of the property is off road parking for multiple vehicles and stylish raised planting. A side gate leads to a useful storage area and the rear of the property. Here you will find the beautifully landscaped gardens, mature and varied borders, multiple lawned areas, slate paved pathways and a large entertaining area with a 3m Solero cantilever umbrella and 3 power sockets, perfect for entertaining or simply enjoying a peaceful moment outdoors.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

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

## COUNCIL TAX

Band "F"

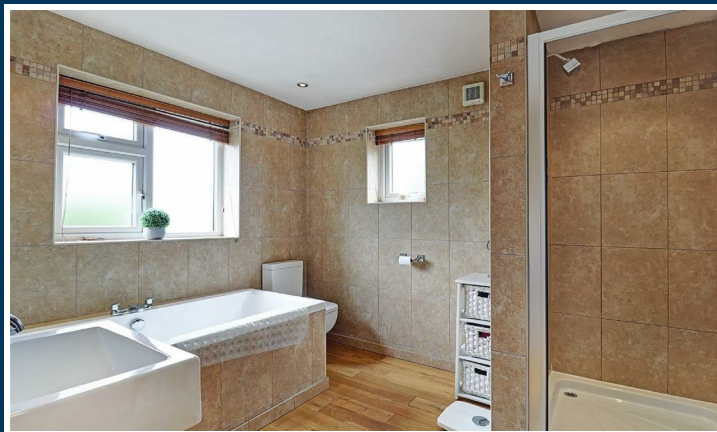
## NOTE

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

## ADDITIONAL INFORMATION

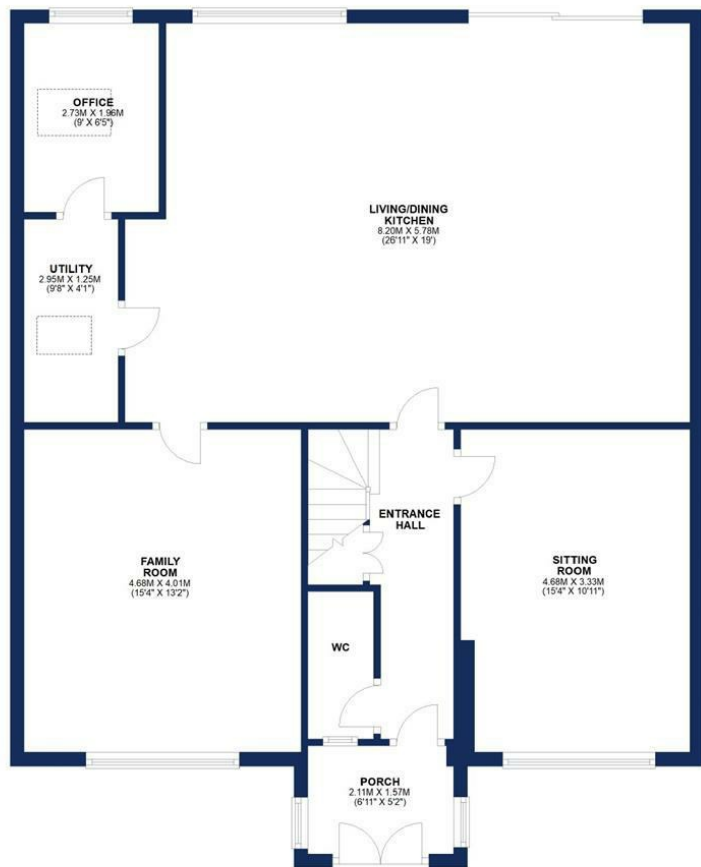
Properties on Briony Avenue and connecting roads have successfully obtained planning permission to raise the roof height and add a third level of accommodation. Planning application numbers in relation to those properties are available on request.

Current owners have installed new gas central heating and PVCu windows throughout.

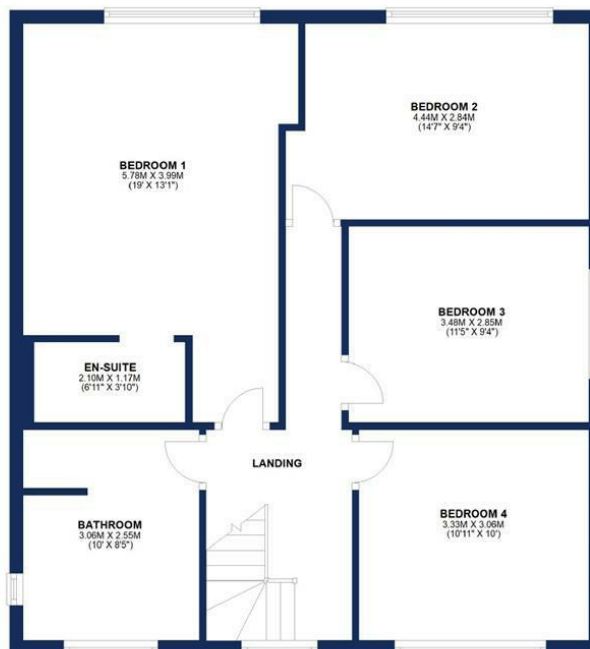


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**GROUND FLOOR**  
APPROX. 105.2 SQ. METRES (1132.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 72.9 SQ. METRES (785.2 SQ. FEET)



TOTAL AREA: APPROX. 178.1 SQ. METRES (1917.2 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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