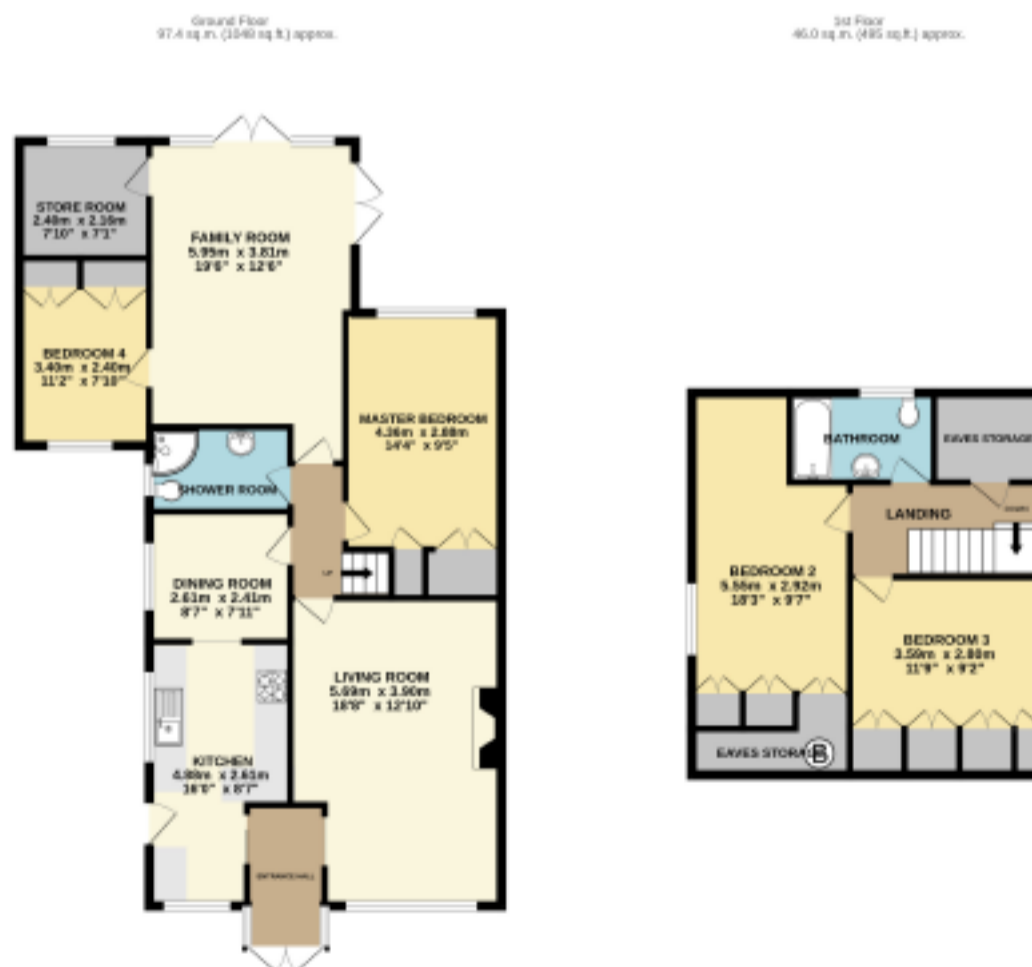




29 BRIONY AVENUE, HALE CHESHIRE, WA15 8PY



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 143.4 sq.m. (1535 sq ft.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other items are approximate and the responsibility to check for any error, omission or misstatement. This plan is for illustrative purposes only and should be verified with the appropriate authorities. The contents, systems and appliances shown hereon have not been tested and no guarantee as to their operation or efficiency can be given.
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29 BRIONY AVENUE HALE



Occupying a highly convenient location almost equi distant to Hale and Hale Barns, this house has been dramatically extended and it is only by way of an internal inspection that prospective buyers will appreciate the accommodation which extends in excess of 1500 sq.ft.

At ground floor level leading from a reception hall is a well proportioned living room, an internal hall, dining room, family room, fitted kitchen, master bedroom, bedroom four and a shower room.

At first floor level are two further bedrooms and a family bathroom.

To the front of the property is ample parking and well proportioned gardens to the rear.

Briony Avenue is located almost equi distant between Hale and Hale Barns. Hale Barns with its improved village centre and Hale and Altrincham with a smart range of restaurants and shops.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road turning left at the Delahays Road traffic lights. Turn right at the next set of lights onto Grove Lane and after approximately half a mile turn right onto Briony Avenue where the house will be found on the left.

GROUND FLOOR

ENTRANCE HALL
KITCHEN 16'0" x 8'7" (4.88 x 2.61)
LIVING ROOM 18'8" x 12'10" (5.69 x 3.90)
DINING ROOM 8'7" x 7'11" (2.61 x 2.41)
FAMILY ROOM 19'6" x 12'6" (5.95 x 3.81)
STORE ROOM 7'10" x 7'1" (2.40 x 2.16)
MASTER BEDROOM 14'4" x 9'5" (4.36 x 2.88)
SHOWER ROOM
BEDROOM FOUR 11'2" x 7'10" (3.40 x 2.40)

FIRST FLOOR & LANDING

BEDROOM TWO 18'3" x 9'7" (5.55 x 2.92)
BEDROOM THREE 11'9" x 9'2" (3.59 x 2.80)
BATHROOM

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

