



Briony Avenue | | Hale | WA15 8PY

Guide price £600,000



SHEPPARD & CO

Briony Avenue |
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- Well Presented Semi Detached Bungalow
- Superb Living Room
- Further Good Size Family Room
- Well Proportioned Gardens To The Rear
- Fabulous Accommodation Extending In Excess Of 1500 Sq.Ft.
- Kitchen With Morning Room Off
- Ample Parking To The Front
- Catchment To The Areas Finest Schools

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.

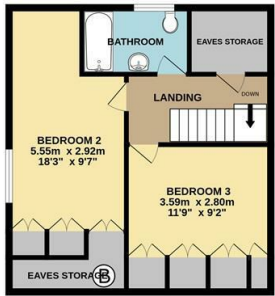
Briony Avenue is located almost equi distant between Hale and Hale Barns. Hale Barns with its improved village centre and Hale and Altrincham with a smart range of restaurants and shops.

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.

N.B. The appliances at this property have not been tested by ourselves.

These details have been approved by the vendor before printing and every effort has been made to ensure their accuracy. However, in view of the recent Property Misdescription Legislation affecting Estate Agents, prospective purchasers are advised to make their own enquiries, to view the property and to satisfy themselves as to the accuracy of the particulars.



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, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
England & Wales		EU Directive 2002/91/EC

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