



**32 BRIONY AVENUE | HALE**

**£595,000**

\*\*\*NO ONWARD CHAIN\*\*\* A re-planned and newly refurbished semi detached family home in a popular residential location. The accommodation briefly comprises large enclosed porch, full width sitting room, fitted dining kitchen with a range of integrated appliances and doors on to the attractive rear gardens, cloakroom/WC, 3 bedrooms plus contemporary shower room/WC. Off-road parking within the driveway plus detached garage to the rear. Superb westerly facing gardens incorporate patio seating area with lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 8QD

## DESCRIPTION

This semi-detached family home occupies an excellent location being well placed for the village centre of Hale Barns, highly regarded primary and secondary schools, access to surrounding network of motorways and Manchester International Airport.

The accommodation has been re-planned and newly refurbished and is a well proportioned throughout. There is a large enclosed porch which leads on to the full width sitting room complete with media wall and with double doors and single door leading on to the full width dining kitchen at the rear. The kitchen is fitted with a comprehensive range of new units with a full range of quality integrated appliances plus breakfast bar and with doors on to the rear gardens. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are two double bedrooms of generous size and a large single bedroom and the family bathroom features a modern suite fitted in white/chrome.

To the front of the property the driveway provides ample off road parking and leads to the detached garage at the rear. Immediately to the rear is a tarmac seating area with lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

Superb family home presented to a high standard and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Sliding PVCu double glazed doors with matching side screen. Tiled floor.

#### SITTING ROOM

**18'3" x 14'5" (5.56m x 4.39m)**

Composite front door. LVT herringbone style flooring. Media wall with adjacent shelving. Two radiators. Spindle balustrade staircase to first floor. Recessed low voltage lighting. Television aerial point. PVCu double glazed doors plus single door to:-

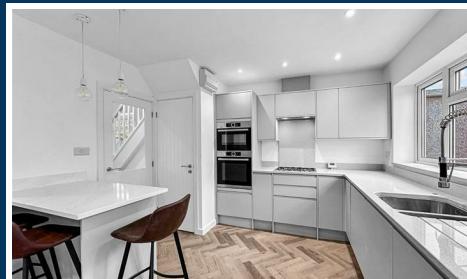
#### DINING KITCHEN

**18'4" x 11'4" (5.59m x 3.45m)**

Fitted with a comprehensive range of newly installed wall and base units with quartz work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with drainer and mixer tap plus hose tap. Integrated Bosch oven/grill and combination microwave oven. Smeg 4 ring gas hob. Extractor hood. Integrated Bosch fridge freezer and Candy dishwasher. Beko washing machine. Breakfast bar. PVCu double glazed window overlooking the gardens and PVCu double glazed door provides access to the gardens. Radiator.

#### CLOAKROOM

With WC and wash hand basin. Adjacent douche. Wall mounted combination gas central heating boiler. Radiator. Tiled walls and floor. Recessed low voltage lighting.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Loft access hatch with pull down ladder to boarded loft space.

### BEDROOM 1

**14'6" x 10'7" (4.42m x 3.23m)**

PVCu double glazed window to the front. Radiator. Recessed low voltage lighting.



### BEDROOM 2

**11' x 10'7" (3.35m x 3.23m)**

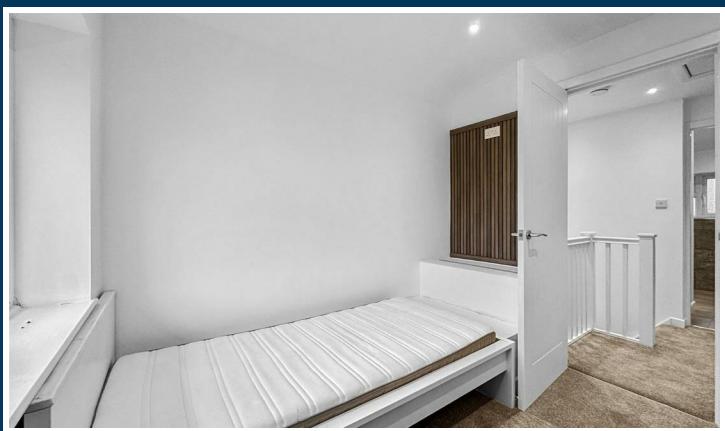
PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting.



### BEDROOM 3

**9' x 7'7" (2.74m x 2.31m)**

PVCu double glazed window to the front. Radiator.



### OUTSIDE

### DETACHED GARAGE

**17'4" x 8'6" (5.28m x 2.59m)**

With up and over door to the front. PVCu double glazed windows to the side and rear. PVCu door to the side. Light and power.

To the front of the property the tarmac drive provides off-road parking and continues to side leading to the garage. To the rear the tarmac seating area has delightful lawned gardens beyond with fenced borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Trafford Band D

### TENURE

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

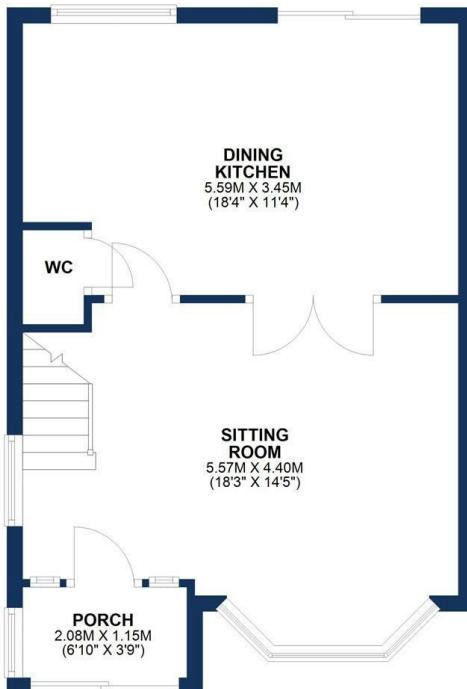
### NOTE

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



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**GROUND FLOOR**  
APPROX. 56.4 SQ. METRES (606.5 SQ. FEET)



**FIRST FLOOR**  
APPROX. 40.5 SQ. METRES (436.4 SQ. FEET)



TOTAL AREA: APPROX. 96.9 SQ. METRES (1042.9 SQ. FEET)

Floorplan for illustrative purposes only



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