



13 Briarlands Avenue, Sale
Sale

Guide Price £585,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



13 Briarlands Avenue

Sale

This stunning extended semi detached property with established south facing rear garden & positioned close to Walton Park, has been wonderfully and tastefully modernised with high specification open plan Living areas, Three good sized bedrooms & Family Bathroom. Sought after location close to popular schools and local amenities.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

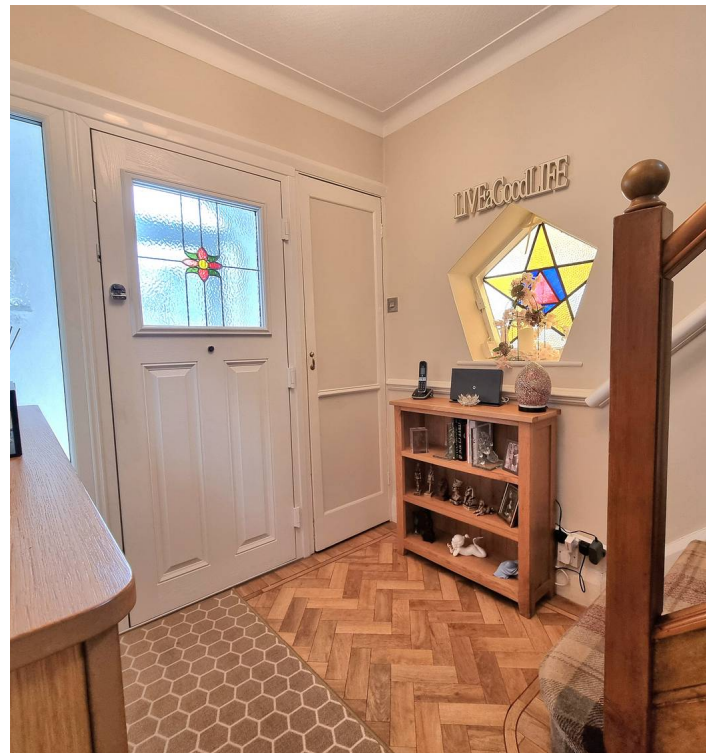
- Bay Fronted Semi Detached Property
- Off Road Parking for Multiple Vehicles
- Established South Facing Garden & Patio Areas
- Sought After Location Close To Walton Park
- Multiple Large Reception Rooms
- Three Good Sized Bedrooms & Modern Family Bathroom



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This impressive three-bedroom bay fronted semi detached house offers generous and versatile living spaces, perfect for modern family life. Upon entering, you are welcomed by a spacious hallway featuring elegant kardean floors that flow seamlessly into the dining room, whilst boasting a beautiful fireplace. The property boasts multiple large reception rooms, providing flexible options for entertaining or relaxing with family. The well-proportioned lounge enjoys abundant natural light with sliding doors giving access to the garden, while the dining area is ideal for both every-day meals and special occasions. Adjacent to the dining area is the modern kitchen, which includes an island and integrated appliances, A WC completes the downstairs accommodation. Upstairs, three good sized bedrooms offer comfortable accommodation, each thoughtfully arranged to maximise space and comfort. With the second bedroom boasting fitted wardrobes. The modern family bathroom is finished to a high standard, combining style and practicality. To the rear is a well maintained south facing garden, Mainly laid to lawn, featuring two flagged patio areas, perfect for outdoor entertaining. The garden also hosts a large detached garage, Garden store and work shop. Throughout the home, tasteful décor and quality fittings enhance the sense of sophistication and comfort. Practical features such as off road parking for multiple vehicles add convenience to daily living. Situated in a sought after location close to Walton Park, this property blends contemporary living with traditional charm, making it a superb choice for those seeking a spacious and welcoming home in a desirable area.





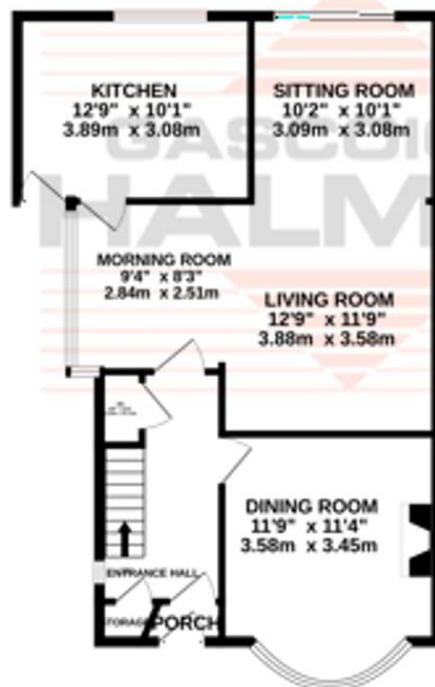
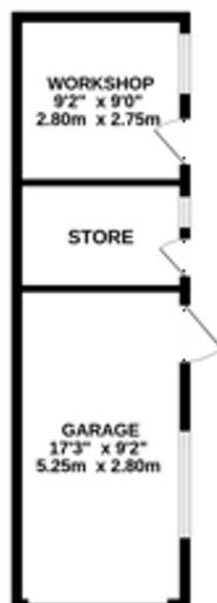
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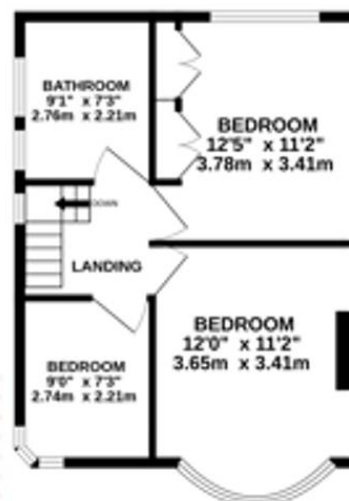
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GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 sq.m.) 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 mis-statement. 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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