



Briony Avenue, Hale, Altrincham, WA15

Offers Over: £625,000

Freehold

Briony Avenue, Hale, Altrincham, WA15

Situated on the ever-popular Briony Avenue in Hale, this larger than average three-bedroom semi-detached home offers generous and versatile accommodation, ideal for growing families and those seeking excellent parking and workspace facilities. Offered for sale with no onward chain, the property is ready for its next owners to move straight in and make it their own.

To the front, the property boasts a substantial block paved driveway providing off-road parking for several vehicles, in addition to an integral garage and an impressive car port with double opening doors to both the front and rear. The car port also benefits from an inspection pit, making it particularly attractive for car enthusiasts or those requiring practical workshop space.

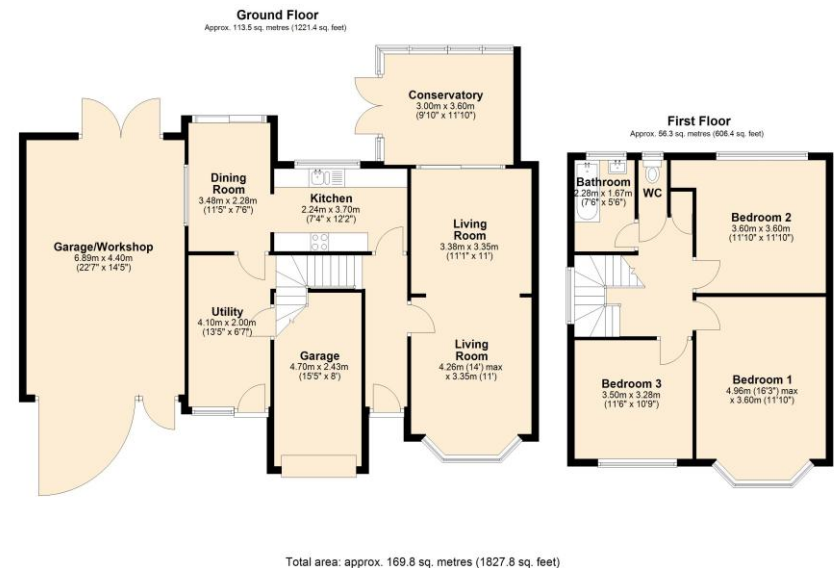
Upon entering, you are welcomed into a spacious entrance hall. To the right is a bright and inviting living room featuring a charming bay window to the front elevation. An archway leads seamlessly through to the sitting room, creating an open yet defined living space, with patio doors opening into the conservatory. The conservatory enjoys tiled flooring and provides a pleasant outlook over the rear garden, making it a perfect additional reception area.

The kitchen is fitted with a comprehensive range of base and eye-level units, complemented by integral appliances and a picture window overlooking the rear garden. An archway leads through to the dining room, where patio doors provide direct access to the garden, offering an ideal layout for both everyday family life and entertaining. A particularly spacious utility room provides ample space for a washing machine and dryer and includes internal access to the garage, enhancing the practicality of the home.

Upstairs, a gallery landing with loft access via a drop-down ladder leads to a boarded loft space, ideal for additional storage. There are three well-proportioned double bedrooms, making this a rare find in the area. The main bedroom features a bay window and mirrored fitted wardrobes, while the remaining two double bedrooms both benefit from fitted furniture. The bathroom is fitted with a bath and shower over, along with a hand basin, and is complemented by a separate WC.

Externally, the rear garden is well established and thoughtfully arranged, featuring a lawned area, paved patio seating space, and a fenced section incorporating a pond. The garden offers both privacy and versatility, ideal for relaxing or entertaining outdoors.

- Freehold
- EPC Grade D
- Council Tax Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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