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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£795,000

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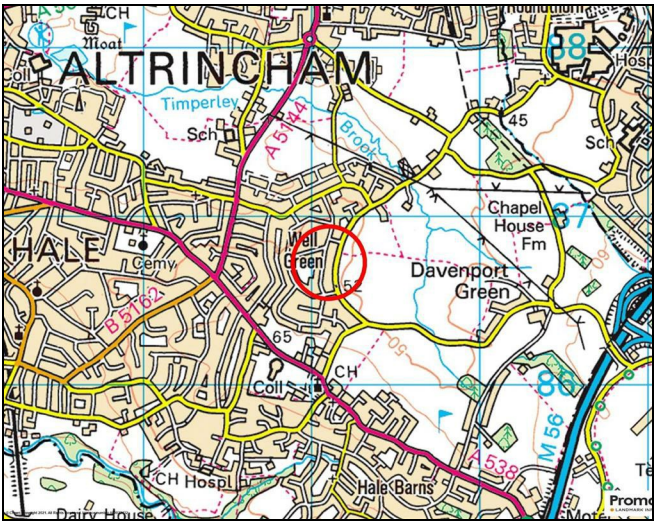
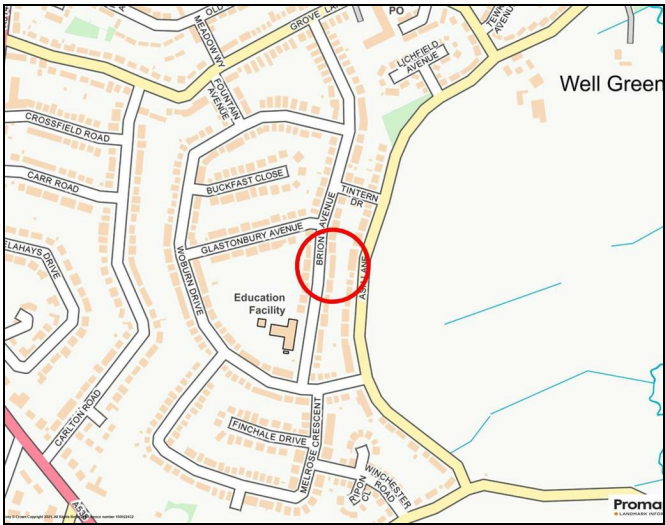
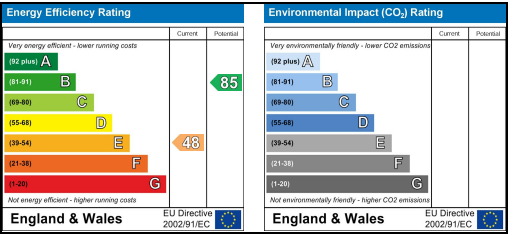
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# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A WELL PRESENTED AND EXTENDED SEMI DETACHED FAMILY HOME LOCATED ON THIS POPULAR DEVELOPMENT WITH THE WELL GREEN SCHOOL ON THE DOORSTEP AND HALE BARNES CENTRE WITHIN WALKING DISTANCE. 1797sqft

Hall. Cloaks/WC. Lounge. Playroom/Study. 500sqft Open Plan Living Room and Dining Kitchen. Utility Room. Four Bedrooms. Two Baths/Showers. Driveway. Garage/Storage. Gardens. Superb!



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A beautifully appointed, substantially extended and improved Semi Detached family home located on this enormously popular Development with The Well Green Primary School literally on the doorstep, and within walking distance of Hale Barns Village Centre with Booths Supermarket and Costa Coffee, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church in addition to excellent Schools. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby

The property is stylishly appointed throughout with high specification kitchen and bathroom fittings, wood finish internal doors with chrome furnishing, stainless steel electrical fittings and extensive use of LED lighting.

The accommodation extends to approximately 1800 square feet arranged over Two Floors featuring a magnificent 500 square foot Open Plan Living Room and Dining Kitchen with folding doors onto the rear Garden, in addition to a separate Lounge and Playroom. To the First Floor are Four excellent Bedrooms served by a Two Bath/Shower Rooms, including a Principal Bedroom Suite of Bedroom, Dressing Area and Shower Room,

Externally, there is good off street Parking in addition to Garage/Storage and an appealing family sized Garden to the rear with patio area.

In internal inspection will not disappoint!

Comprising:

Entrance door to Entrance Vestibule with window to the side and exposed brick walling. Tiling to the floor. Wood finish door to the:

Hall with a continuation of the tiled flooring with underfloor heating and having a staircase to the First Floor. Wood panelled doors give access to the Ground Floor Living Accommodation and Open Plan to the Living Room and Dining Kitchen.

Ground Floor WC fitted with a white suite of WC and vanity unit wash hand basin with mirror fronted toiletry cupboard above. Tiling to the floor. Chrome ladder radiator.

Lounge with a wide window to the front.

Playroom or Study with a window to the front.

540 square foot Open Plan Living Room and Dining Kitchen. A fantastic day to day informal family living, dining and working kitchen space with wide folding doors and full height windows giving access to and enjoying aspects of the Gardens. Three further double glazed, electrically operated Velux skylight windows inset into the part vaulted ceiling. Tiled flooring throughout with underfloor heating.

The Living and Dining Area has wiring for a wall mounted, flat screen TV and ample space for a large dining suite.

The Kitchen Area is fitted with a range of painted finish, wood fronted units with marble worktops over with an inset sink unit. Integrated Neff appliances include an oven, combination microwave oven, four ring induction hob, stainless steel extractor fan, dishwasher and fridge freezer. The units are arranged around a central marble top Island unit incorporating a breakfast bar. Wood panelled door to the:

Utility Room with a door leading outside and a courtesy door to the Garage Storage. Built in units with space for washing machine and dryer. Tiling to the floor. Cupboard housing the Worcester Bosch combination gas fired central heating boiler.

First Floor Landing with glass balustrade around the staircase opening and wood finish doors to the Bedroom Accommodation. Loft access point.

Principal Bedroom One with a wide window overlooking the rear Garden. Wiring for a wall mounted, flat screen TV. Door to the:

En Suite Dressing Room with window to the rear and opening to the:

En Suite Shower Room superbly styled with a white suite and chrome fittings, providing a double open shower area with plate glass shower screen and ‘drench’ shower head fitting, vanity unit wash hand basin with toiletry cupboard below and vanity mirror over and WC. Extensive tiling to the walls and floor. Chrome ladder radiator. Window to the rear.

Bedroom Two with a wide window to the front and extensive built in wardrobes, dressing table and drawers.

Bedroom Three with a wide window to the front.

Bedroom Four also overlooking the front with a shelved recess.

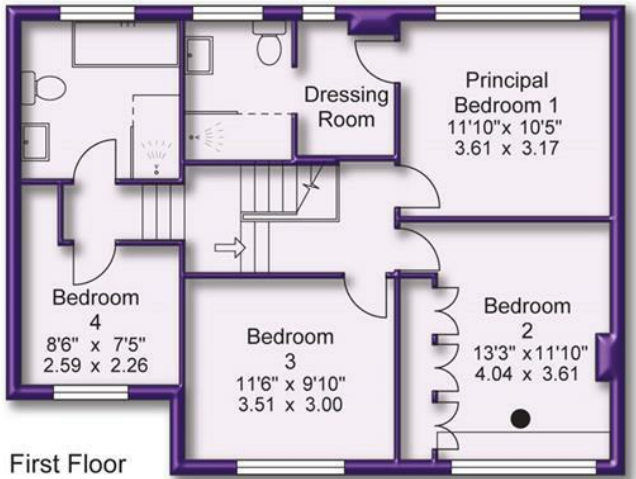
The Bedrooms are further served by the Family Bathroom stylishly appointed with a white suite and chrome fittings, providing a double ended bath with tiled surround, vanity unit wash hand basin with toiletry cupboard below and vanity mirror over, WC and double shower cubicle with plate glass shower screen and ‘drench’ shower head. Extensive tiling to the walls and floor. Window to the rear. Chrome ladder radiator.

Externally, the front of the property is approached via a wide Driveway providing ample off street Parking, retuning in front of the Garage Store with internal access. The front Garden is enclosed with hedge and timber borders and stocked flower beds.

To the rear, there is a wide, paved path and patio area returning across the whole of the back of the house, accessed via the folding doors from the Living Room and Dining Kitchen. Beyond, the Garden is laid to lawn, enclosed within timber fencing with well stocked flower bed border.

A stunning home in a great location.

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1797 Sq. Feet  
= 166.58 Sq. Metres

