



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

46 Briony Avenue

Hale, Altrincham, Cheshire, WA15 8QD



£520,000

www.watersons.net

www.watersons.net





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

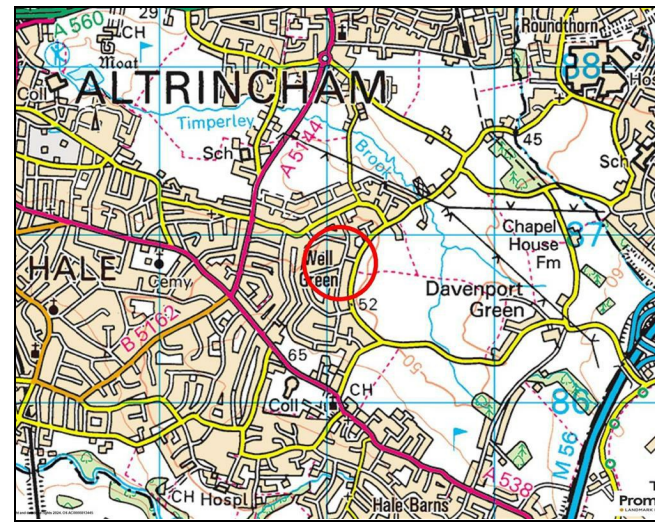
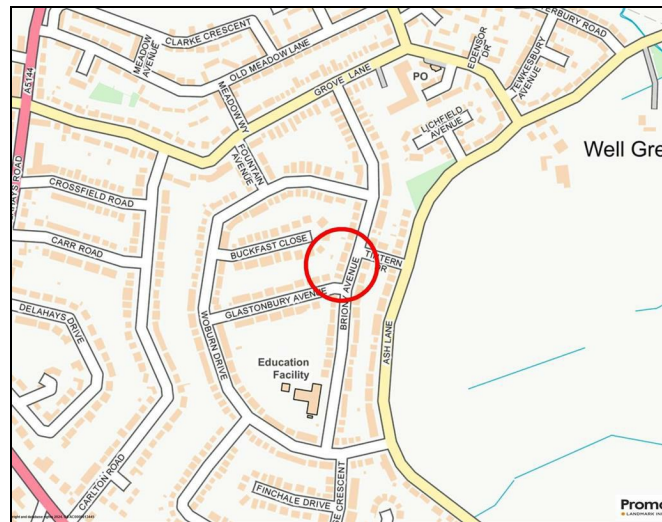
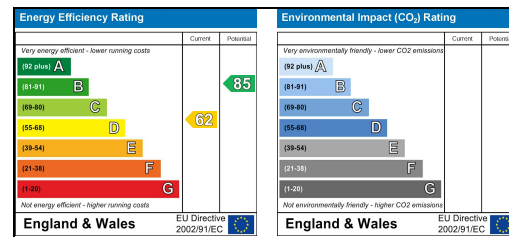


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A STYLISHLY PRESENTED, UPDATED AND IMPROVED SEMI DETACHED FAMILY HOME LOCATED IN THIS POPULAR NEIGHBOURHOOD WITH THE WELL GREEN SCHOOL ON THE DOORSTEP AND HALE BARNES CENTRE WITHIN WALKING DISTANCE. 1103sqft

Hall. Lounge. 200sqft Dining Kitchen. Conservatory Family Room. Three Bedrooms. Stylish Bathroom. Driveway. Garage. Gardens.



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 superb, updated and improved, double height, bay fronted Semi Detached family home in this popular location with The Well Green Primary School literally on the doorstep, and within walking distance of Hale Barns Village Centre with 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 also nearby.

The property is stylishly presented throughout with high specification kitchen and bathroom fittings and enjoys a particularly good-sized Garden to the rear.

The accommodation provides a Lounge and 200 square foot Dining Kitchen to the Ground Floor, in addition to Conservatory Family Room, ideal for day-to-day informal family living. To the First are Three good sized Bedrooms, two with custom built wardrobes and served by the well-appointed Family Bathroom.

Externally, a Driveway provides good off street Parking, in addition to a Detached Single Garage.

Comprising:

Entrance door to the Hall with natural wood flooring, a staircase to the First Floor and under stairs storage cupboard.

Lounge with bay window to the front, natural wood flooring and hole in the wall living flame fireplace feature.

200 square foot Dining Kitchen with a window overlooking the garden, a door leading outside and tiled flooring throughout. The Kitchen is fitted with an extensive range of shaker style units with Silestone worktops. Integrated double ovens, extractor fan, hob, microwave, dishwasher and fridge and freezer units. French doors lead through to the:

Conservatory Family Room with tiled flooring and French doors and windows giving access to and enjoying aspects of the garden. Built in media housing unit.

First Floor Landing leading to Three Bedrooms and the Family Bathroom.

Bedroom One with a bay window to the front and wall to wall, floor to ceiling, built in wardrobes and storage.

Bedroom Two overlooking the rear with custom built in wardrobes.

Bedroom Three overlooking the front with built in wardrobe.

The Bedrooms are served by the Family Bathroom with a four-piece suite in white providing a bath, wash hand basin with toiletry cupboard below, WC and corner shower cubicle. Tiling to the walls and floor. Window to the rear.

Externally, a Driveway providing good off-street Parking leading through gates down the side of the property to the Detached Single Garage. There is a lawned Garden frontage with stocked border.

The rear Garden is a particularly good size with patio and sitting area adjacent to the back of the house, accessed via the French doors from the Conservatory Family Room. Beyond, the Garden is laid to a good expanse of lawn, enclosed within timber fencing, mature laurel hedging and affording a good degree of privacy.

A superbly styled property in a desirable location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1103 Sq. Feet
= 105.5 Sq. Metres

