



## I BRIONY AVENUE | HALE

£650,000

\*\*\*NO ONWARD CHAIN\*\*\* A beautifully presented and superbly proportioned detached true bungalow occupying an enviable plot with impressive rear gardens that need to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall, large sitting room with double doors onto the rear gardens, modern fitted dining kitchen with a range of integrated appliances and doors onto the rear gardens, master bedroom with en-suite shower room/WC plus two further bedrooms (one currently used as a dressing room) and the accommodation is completed by the separate shower room/WC. Ample off road parking within the driveway with secure gated access to the side. Immediately to the rear are decked and patio seating areas with manicured lawned gardens beyond with well stocked flowerbeds and enjoying a high degree of privacy. Viewing is essential to appreciate the standard of accommodation on offer.

**POSTCODE: WA15 8PY**

## DESCRIPTION

A detached true bungalow in a sought after location which has been modernised in recent years to provide superbly presented living space with attractive manicured rear gardens.

The accommodation is approached via the entrance hall to the side which has two storage cupboards and provides access onto all rooms. Towards the rear is an excellent sitting room and an impressive dining kitchen with a range of integrated appliances and with high gloss wall and base units and both rooms have double doors leading onto the rear garden. Towards the front the master bedroom benefits from a large en-suite shower room/WC and there are two further bedrooms. The third bedroom is currently used as a dressing room and the accommodation is completed by the shower room/WC fitted with a contemporary white suite.

To the front of the property the driveway provides off road parking and there is secure gated access to the rear. To the rear the gardens incorporate decked and patio seating areas with attractive manicured lawned gardens beyond with well stocked flowerbeds and enjoy a high degree of privacy.

The location is ideal being within easy reach of Hale Barns village centre and also with local shops of Grove Lane.

An appointment to view is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### ENTRANCE HALL

PVCu double glazed front door. Tiled floor. Two storage cupboards. Loft access hatch.

### SITTING ROOM

**16'9" x 13'4" (5.11m x 4.06m)**

With a focal point of a stone fireplace housing a living flame gas fire. Two PVCu double glazed windows to the side. PVCu double glazed double doors lead onto the rear decked seating area with patio and lawned gardens beyond. Radiator.

### DINING KITCHEN

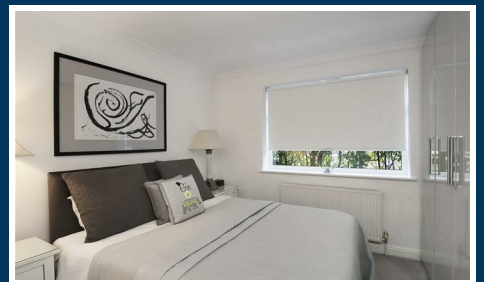
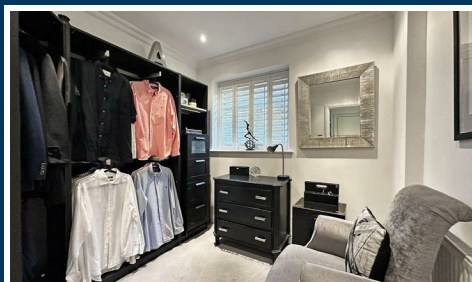
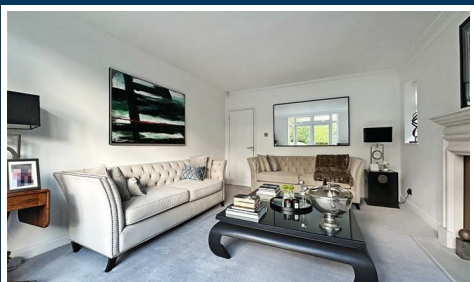
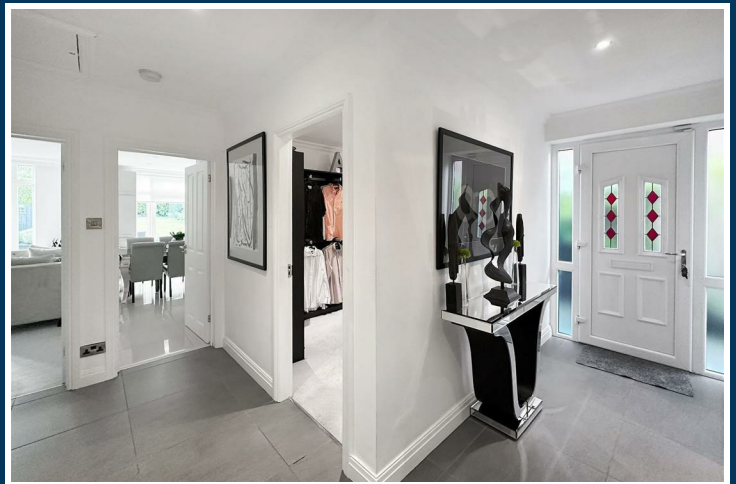
**16'9" x 11'2" (5.11m x 3.40m)**

Fitted with a comprehensive contemporary range of high gloss units with contrasting work surface over incorporating a Franke sink unit. Integrated appliances by Neff include the oven/grill and microwave plus 4 ring gas hob. Extractor hood. Integrated fridge freezer, dishwasher and washing machine. Tiled floor. Recessed low voltage lighting. Ceiling cornice. Two PVCu double glazed windows to the side. PVCu double glazed doors provide access onto the rear garden.

### BEDROOM 1

**14'11" x 11'4" (4.27m x 3.35m x 3.45m)**

A superb master bedroom with PVCu double glazed window to the front with shutters. Ceiling cornice. Radiator. Television aerial point.



## EN-SUITE

9'7" x 8'6" (2.92m x 2.59m)

Fitted with a modern white suite comprising tiled shower enclosure, vanity wash basin and WC. Chrome heated towel rail. PVCu double glazed window to the front with shutters. Tiled floor. Half tiled walls. Recessed low voltage lighting. Extractor fan.

## BEDROOM 2

10'11" x 9'8" (3.33m x 2.95m)

PVCu double glazed window to the side. Radiator. Ceiling cornice.

## BEDROOM 3/DRESSING ROOM

8'4" x 8'1" (2.54m x 2.46m)

With PVCu double glazed window to the side. Radiator.

## SHOWER ROOM

9'7" x 9'5" (2.92m x 2.87m)

Fitted with a white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Half tiled walls. Tiled floor. Chrome heated towel rail. Opaque PVCu double glazed window to the side with shutters. Extractor fan.

## OUTSIDE

To the front of the property a block paved drive provides off road parking and there is secure gated access to the rear. Immediately to the rear and accessed via the kitchen and sitting room is a decked seating area with further patio seating area beyond. The gardens are manicured and laid mainly to lawn with well stocked flowerbeds and enjoy a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

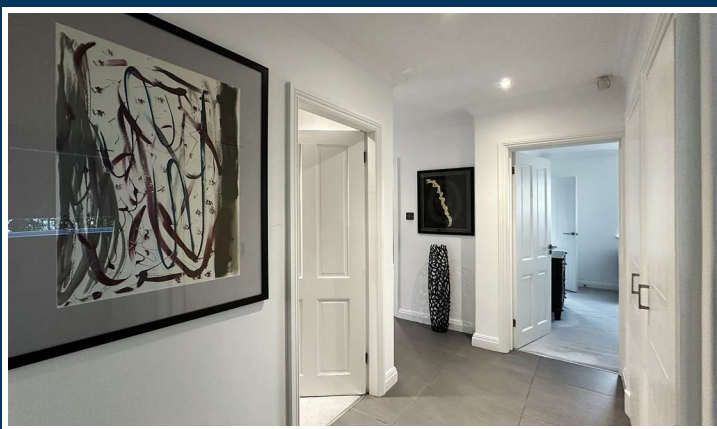
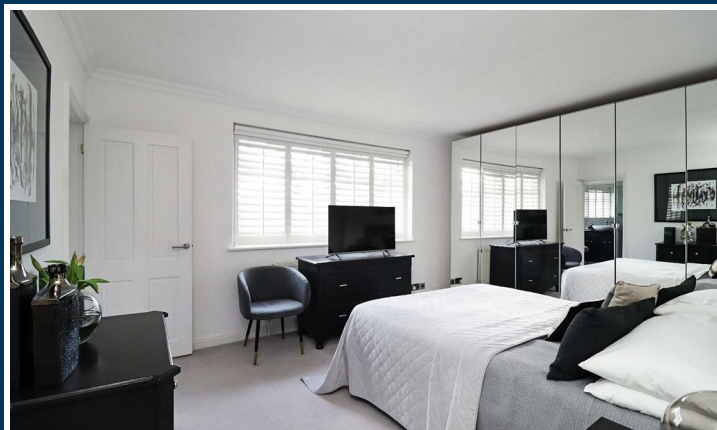
Band "E"

## TENURE:

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/1958 and subject to a Ground Rent of £TBA per annum. This should be verified by your Solicitor.

## NOTE

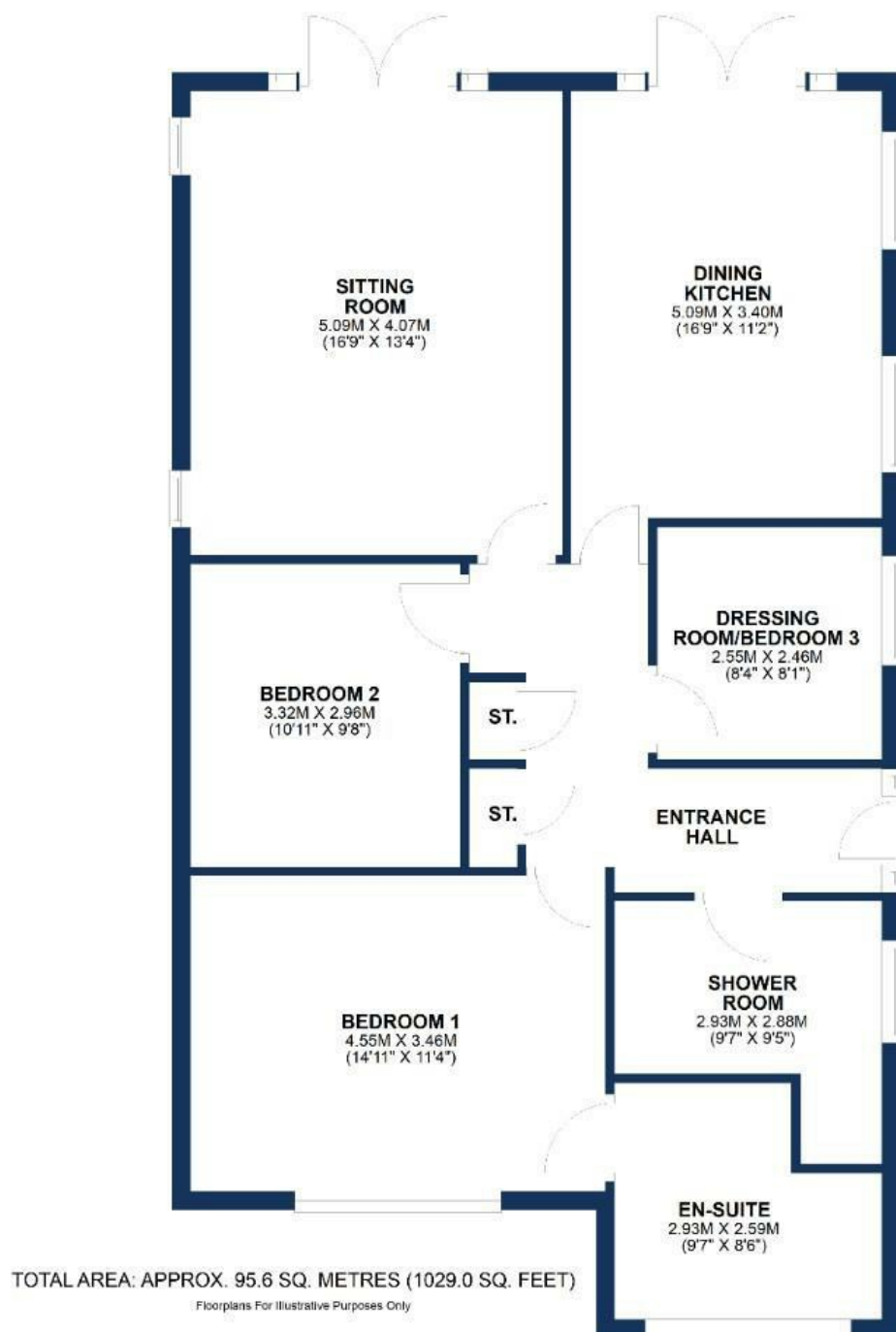
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 95.6 SQ. METRES (1029.0 SQ. FEET)



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