



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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82 Briarlands Avenue

Sale, M33 4DD



£415,000

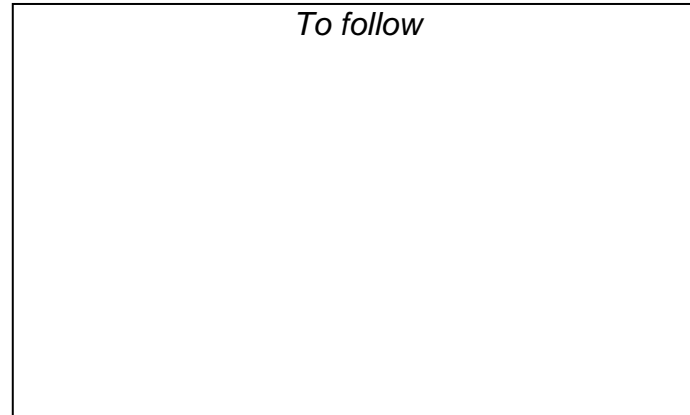
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# energy efficiency

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



# location

From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, turn left onto Washway Road and continue along. Continue along and take a left turn into Homelands Road and take the first right turn into Briarlands Avenue and the property will be found on the right hand side.



**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.

# overview

**AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A LOVEY ESTABLISHED REAR GARDEN. VERY POPULAR LOCATION IDEAL LOCATION FOR SCHOOLS + WALTON PARK. GRANTED PLANNING PERMISSION.**

Porch. Hall. Lounge. Dining Room. Morning Room. Kitchen. Three Bedrooms. Shower Room. Great-sized broadly south facing rear Garden. Garage.



For further information or to arrange a viewing of this property please do not hesitate to contact our Sale Office on **0161 973 6688** or via **sale@watersons.net**

# in detail

An excellent-sized, Three Bedroomed Semi-Detached which offers superb Family Accommodation.

The property is ideally positioned on this very popular road, close Walton Park and several of the Local Schools and Metrolink.

Internally, the property offers good-sized rooms throughout and modern Kitchen and Bathroom fittings.

In addition to the Accommodation, the property has Driveway Parking and a superb, established rear Garden.

The property currently has planning permission granted for a two story side and single story rear extension -Planning portal number 100156/HHA/20

A viewing will reveal:

Entrance Porch having a set of leaded, uPVC double glazed double doors opening to the front. Step-up to an original, opaque, leaded and stained inner door with beautiful, original leaded and stained glass windows flanking both sides and above.

Entrance Hallway. A lovely Entrance into the property having the hexagonal feature window to the side elevation. Spindled staircase rises to the First Floor. Doors then open to the Lounge, Dining Room, Morning Room and Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Corner, wall-hung wash hand basin. Opaque, uPVC double glazed window to the side elevation.

Dining Room. An excellent-sized Reception Room having a leaded, uPVC double glazed bay window to the front elevation. Coved ceiling. Opaque, glazed double doors then open to the Lounge.

Lounge. Another good-sized Reception Room having a leaded, uPVC double glazed bay window to the rear elevation providing views over the Garden. Coved ceiling.

Morning Room having a leaded, uPVC double glazed, square bay window to the side elevation. Opening into the Kitchen. Coved ceiling. Wall-mounted, 'Worcester' gas central heating boiler.

The Kitchen is fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset, one and a half bowl, stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. Ample space for additional freestanding appliances. Leaded, uPVC double glazed window to the rear elevation providing views over the Garden, plus, an additional, opaque, uPVC double glazed window to the side. Opaque, uPVC double glazed door opens to the Outside. Tiled floor.

First Floor having an opaque, uPVC double glazed window to the Half Landing. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden. Coved ceiling.

Bedroom Two. Another lovely Double Bedroom having a leaded, uPVC double glazed, bay window to the front elevation. Coved ceiling.

Bedroom Three having a uPVC double glazed window to the front elevation.

The Shower Room has been re-fitted with a contemporary suite comprising of: large, walk-in shower enclosure with thermostatic shower, vanity sink unit, wall-mounted, heated, polished chrome towel rail. Tiled floor. Tiled walls. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Separate WC fitted with a low-level WC. Tiled floor. Part-tiled walls. Opaque, uPVC double glazed window to the side elevation.

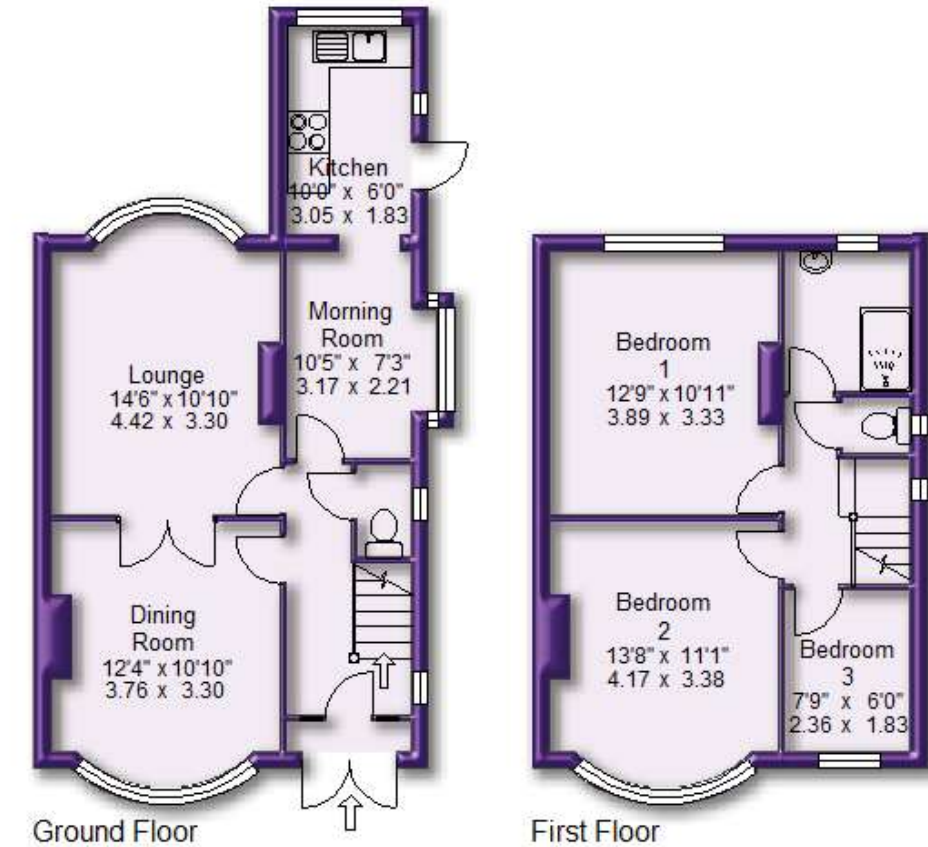
Outside to the front, the property has Driveway Parking. There is then access down the side via a timber gate leading to the rear.

There is a lovely, great-sized, established rear Garden which is ideally broadly south facing!

The property has also been granted planning permission.

A superb Family Home!

Approx Gross Floor Area = 927 Sq. Feet  
= 86.12 Sq. Metres



## Planning Permission

