

4 RAVENWOOD DRIVE, HALE BARNES



Offers in the region of £629,950



A Superb Detached Bungalow Modernised Throughout To A High Standard

Having undergone a recent programme of complete modernisation throughout is this attractive detached chalet bungalow occupying an excellent plot with mature gardens which enjoy a high degree of privacy. Encl porch, ent hall, front living room, rear dining kitchen with access to the gardens, separate dining room leading onto rear conservatory which in turn leads onto the rear gardens, modern shower room, master bedroom with fitted wardrobes. To the first floor there are two further double bedrooms, one benefitting from an en suite. Parking within the driveway and detached garage. Superb lawned gardens to the front and rear.

HALE BARNES

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DIRECTIONS

POSTCODE: WA15 0JA

Travelling from our Hale Barns office turn immediately left into Wicker Lane. At the mini roundabout turn left into Chapel Lane and at the crossroads proceed over into High Elm Road. Ravenwood Drive is the second turning on the left and the property can be found almost immediately on the right hand side.

DESCRIPTION

An attractive detached chalet bungalow which has been completely re-planned and renovated throughout to provide generously proportioned living accommodation presented to a high standard.

An enclosed porch leads onto the entrance hall which in turn leads onto a superb front living room with a focal point of a living flame gas fire whilst to the rear is an impressive dining kitchen with a range of integrated appliances and ample space for dining suite. The kitchen also overlooks the rear gardens and provides access to the side driveway. There is a separate dining room with PVCu double glazed doors leading onto a rear conservatory which in turn leads onto the rear patio seating area with lawned gardens beyond. The ground floor accommodation is completed by the master bedroom with fitted wardrobes and the family shower room/WC. To the first floor there are two double bedrooms one benefitting from a newly installed en suite bathroom/WC.

To the front the driveway provides off road parking and double gates lead to the side with garage beyond. The driveway benefits from an adjacent lawned garden and to the rear is a large patio seating area with superb lawned gardens beyond, not directly overlooked and positioned to enjoy the sun throughout the day.

Hale Barns is well placed for access to the surrounding network of motorways and Manchester International Airport and with local shops within the recently rejuvenated village centre.

Viewing is essential.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door with matching side screens.

ENTRANCE HALL

Leaded effect PVCu double glazed front door. Ceiling cornice. Vertical radiator. Karndean flooring. Understairs storage cupboard.

LIVING ROOM

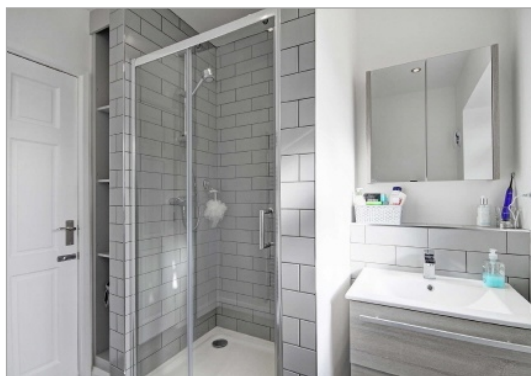
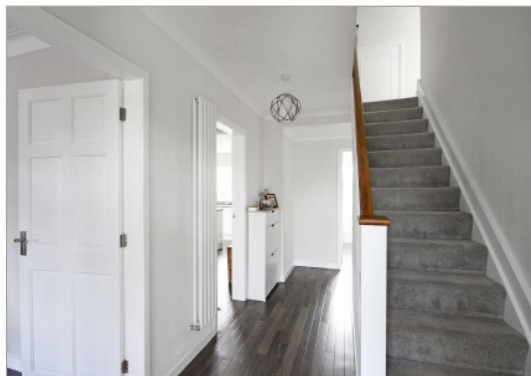
16'6" x 12'2" (5.03m x 3.71m)

Period style living flame gas fire with decorative tiled insert and marble effect hearth. Leaded effect PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point. Ceiling cornice.

DINING KITCHEN

19'4" x 12'9" (5.89m x 3.89m)

With newly installed white wall and base units with contrasting work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer. Integrated Neff oven/grill and microwave. Integrated fridge freezer and dishwasher. Utility cupboard with plumbing for washing machine and space for dryer. Central island with further storage and breakfast bar. Cupboard housing Worcester combination gas central heating boiler and the heating runs off a modern hive system. Ample space for dining suite. Leaded effect PVCu double glazed windows to the side and rear. PVCu double glazed door to the side driveway. Recessed low voltage lighting. Radiator. Karndean flooring.



DINING ROOM

11'11" x 11'1" (3.63m x 3.38m)

With ceiling cornice. Radiator. PVCu double glazed double doors to:

CONSERVATORY

13'0" x 12'6" (3.96m x 3.81m)

With PVCu double glazed double doors to the rear garden. Light and power. Radiator.

BEDROOM 1

12'10" x 11'9" (3.91m x 3.58m)

With fitted wardrobes. Leaded effect PVCu double glazed window to the front. Radiator.

SHOWER ROOM

8'2" x 8'0" (2.49m x 2.44m)

Fitted with a modern suite comprising large tiled shower cubicle with mains shower, wash hand basin with storage beneath and low level WC. Chrome heated towel rail. Karndean flooring. Tiled splashback. Recessed low voltage lighting. Extractor fan. Opaque leaded effect PVCu double glazed window to the rear.

FIRST FLOOR

LANDING

Eaves storage.

BEDROOM 2

15'2" x 11'1" maximum measurements (4.62m x 3.38m maximum measurements)

PVCu double glazed window to the side. Eaves storage cupboard. Radiator.

EN SUITE

With a newly installed white suite with chrome fittings comprising bath with mixer shower, low level WC and wash hand basin. Recessed low voltage lighting. Extractor fan.

BEDROOM 3

13'0" x 11'8" (3.96m x 3.56m)

With PVCu double glazed windows to the rear and side. Fitted wardrobes. Radiator.

OUTSIDE

To the front of the property there is off road parking within the driveway with double opening timber gates providing access to the detached garage. The front gardens are laid mainly to lawn with raised flowerbeds and well stocked borders and there is gated access to the side.

To the rear and accessed via the conservatory there is a large stone paved seating area with raised lawn with hedge borders creating a high degree of privacy.

DETACHED GARAGE

Up and over door. Light and power. Separate access to the side.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

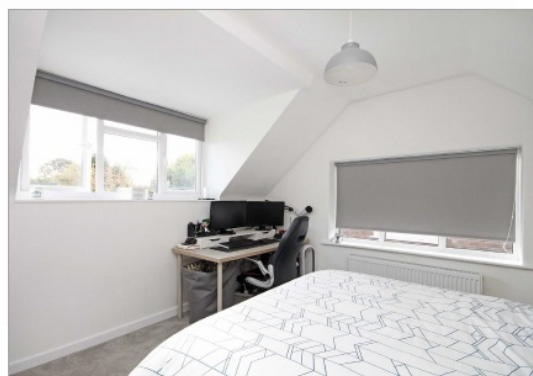
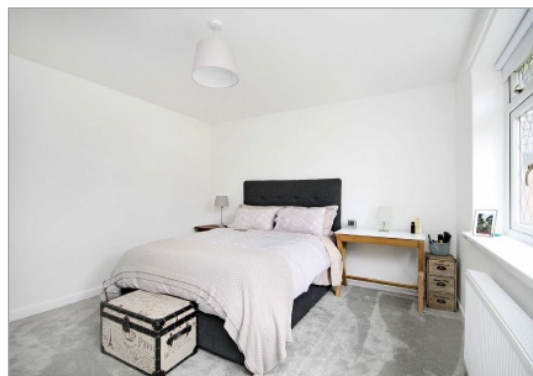
We are informed the property is held on a Leasehold basis although subject to a chief rent of £12.00 per annum. This should be verified by your Solicitor.

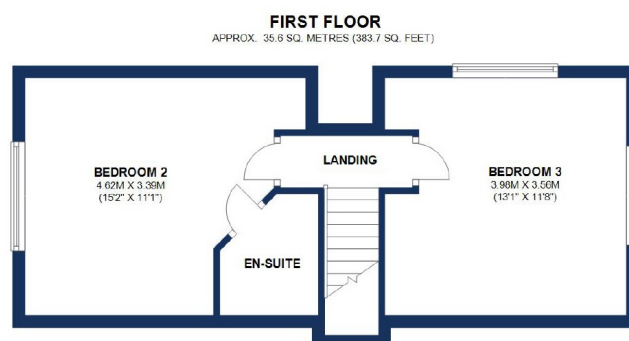
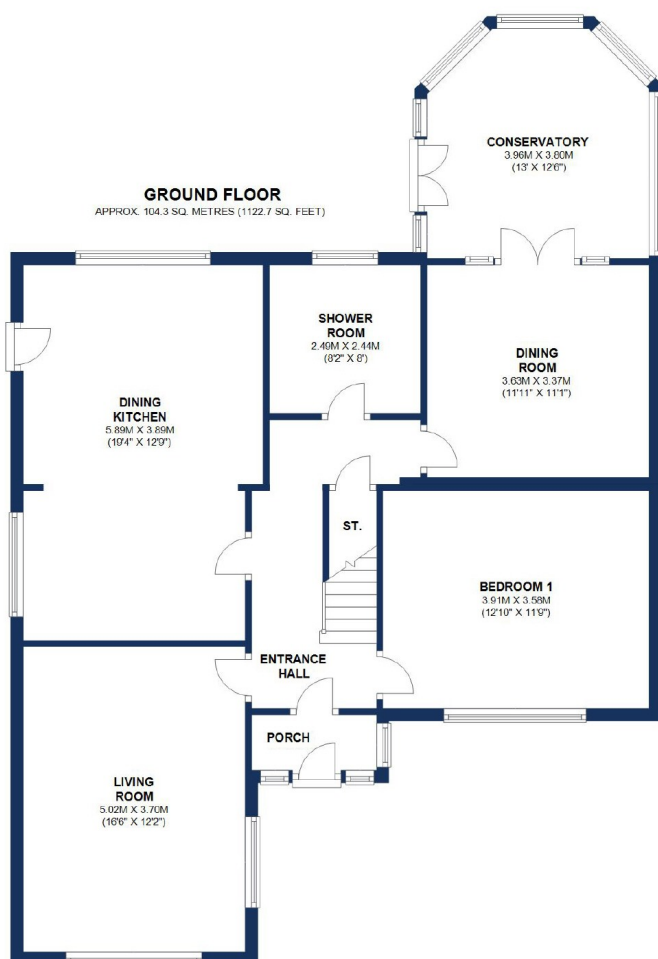
COUNCIL TAX

Band "F"

NOTE

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





TOTAL AREA: APPROX. 140.0 SQ. METRES (1506.4 SQ. FEET)
Floorplans For Illustrative Purposes Only

VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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