



Ridge Avenue, Hale Barnes, WA15

Offers In Excess of £450,000



Property Features

- Detached Bungalow
- Off-Road Parking and Garage
- Patio Garden on Three Sides
- Chain Free Sale
- Ten Minutes to Hale or Altrincham Town Centre
- In Need of Modernisation
- Within Catchment for Sought After Schools
- Corner Plot
- South Facing Patio Garden



Full Description

A lovely detached bungalow on a quiet road, with gardens to three sides and a detached single garage with off-road parking for two vehicles to the rear. The property is conveniently located on a peaceful road, just a ten minute drive to Altrincham and Hale town centres.

The bungalow offers a well proportioned corner plot with scope to modernise or extend the existing property. Within the bungalow there is dining room, lounge, kitchen-breakfast room, bedroom, bathroom, WC and loft room. This is the ideal home for those who are looking to downsize or a project for an investment buyer.



ENTRANCE HALLWAY

The property is entered from the front garden via a storm porch leading to a hardwood door with frosted glass panels. The entrance hall offers a double-panel radiator; carpeted flooring; a pendant light fitting and doors leading to the lounge, kitchen, bathroom, bedroom and WC. From the entrance hall there is an opening allowing access to the dining room.



LOUNGE

15' 2" x 13' 9" (4.63m x 4.20m)

The lounge is located off the entrance hall, with double glazed timber framed bay windows to the front aspect and two double glazed windows to the side aspect. The lounge offers a pendant light fitting; an open fire with decorative surround; carpeted flooring; a double panel radiator and television and telephone points.



DINING ROOM

16' 9" x 10' 6" (5.12m x 3.21m)

The dining room is reached via an opening from the entrance hall, this room offers timber framed double glazed bay windows to the front aspect; a double glazed radiator; polished wooden floorboards; and balustrade staircase leading to the loft room.



KITCHEN

8' 10" x 12' 1" (2.70m x 3.70m)

The kitchen is accessed from the entrance hall with double glazed window to the side aspect and hardwood door to the rear patio garden. This room offers tiled flooring; a ceiling mounted light fitting; a built-in storage cupboard; a double panel radiator; a wall mounted Worcester combi boiler; tiled splash back; a range of matching base level storage units; with recessed stainless steel sink; space and plumbing for washing machine, fridge-freezer and oven.



W/C

2' 7" x 5' 10" (0.80m x 1.80m)

Located off the entrance hall, adjacent to the dining room is a convenient WC. This room offers a frosted glass window to the side aspect; carpeted flooring; a pendant light fitting; a low-level WC and wall mounted hand wash basin.

BEDROOM

11' 1" x 10' 5" (3.40m x 3.20m)

The bedroom is located off the entrance hall with uPVC double glazed windows and French doors leading to the rear south facing patio garden. This room comprises polished wooden floorboards; a double panel radiator; two wall mounted light fittings; and ample space for a double bed, chest of draws and wardrobe.

LOFT ROOM

12' 9" x 12' 9" (3.90m x 3.90m)

Accessed via a staircase from the dining room, the loft room offers a Velux skylight to the rear aspect. This room is fitted with carpeted flooring; a ceiling mounted light fitting; built-in storage cupboard and access to the eave storage area.

BATHROOM

9' 10" x 7' 11" (3.00m x 3.24m)

The bathroom is located off the entrance hall with a frosted glass uPVC double glazed window to the rear aspect. This room comprises linoleum tile effect flooring; part tiled walls; a ceiling mounted light fitting; a double panel radiator and electric wall mounted heater; a low-level WC; pedestal hand wash basin; panelled bath and built-in storage cupboard.



EXTERNAL

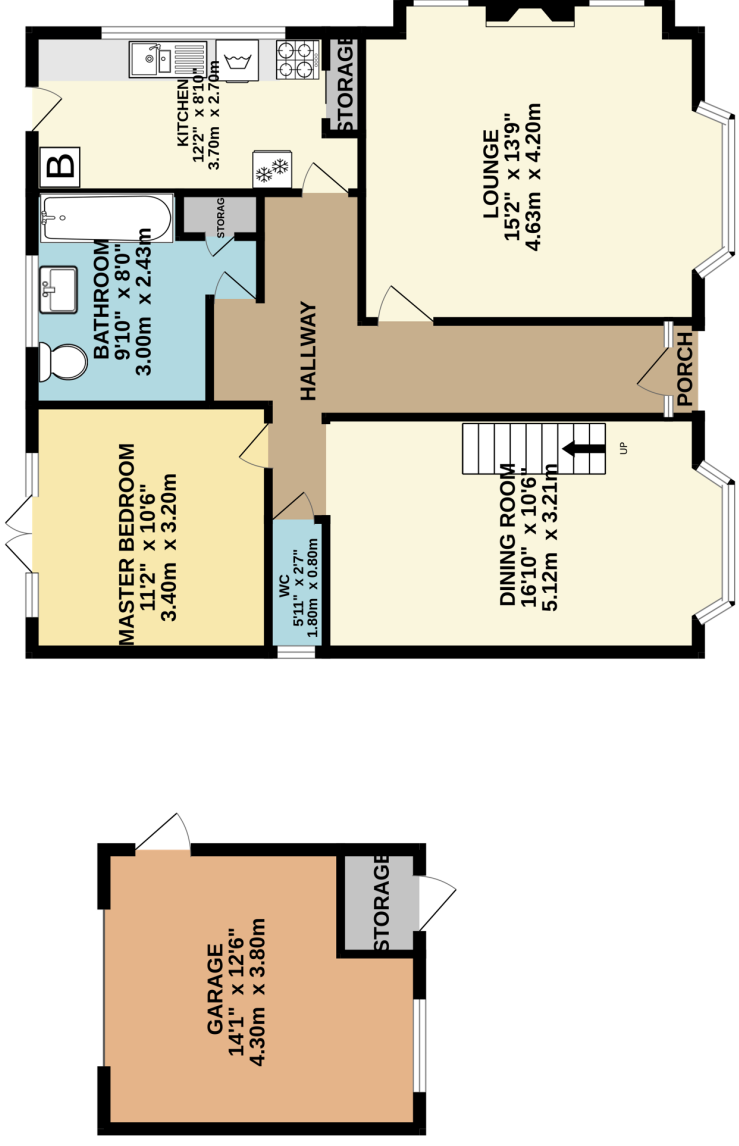
The property occupies a corner plot, with York stone paved gardens on three sides. To the front of the property the boundary is defined by a mature well maintained hedge, with low-level brick wall; the front garden has raised beds stocked with mature shrubs and plants.

To the side of the property a paved drive leads to a detached garage. The garage can be accessed via timber double doors to the front and a timber door to the side. The drive allows for one car to be parked off-road and a gravelled area adjacent to the drive allows for an additional vehicle to be parked off-road. To the rear of the garage is a south facing paved garden area, perfect for summer dining. The garden is enclosed by timber panelled fencing with a timber gate allowing access to the drive and a storage cupboard which is located to the rear of the garage.

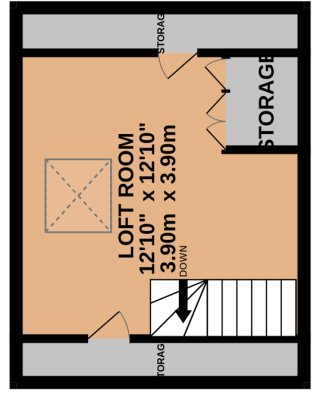


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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COMMON QUESTIONS

1. When was the property constructed? The vendors believe the property was built in around 1955.

2. Is this property freehold or leasehold? The current owner purchased the leasehold in 1983 and then purchased the freehold in 2017. The property is therefore sold freehold with no service charge or ground rent.

3. How fast could a purchase be completed? The property is sold with no connected chain and therefore a purchaser could complete as quickly as their solicitor could process the required checks and documents.

4. Which are the current owner's favourite aspects of this property? The current owner has advised they have enjoyed the sun trap offered by the south facing rear garden; they have also enjoyed the quiet neighbourhood and always felt safe here.

5. When were the boiler and electrics last inspected? The owner has advised that the boiler has been inspected annually and the electrics have been rewired in 2001.

6. Why is this property being sold? The current owner requires more support and is to move into a nursing home.