



**GASCOIGNE
HALMAN**

3 RAVENWOOD DRIVE, HALE BARNES, WA15 0JA

THE AREAS LEADING ESTATE AGENT



3 RAVENWOOD DRIVE, HALE BARNs, WA15 0JA

Offers Over £650,000

An attractive, extended, detached, dormer bungalow located within a desirable residential location in Hale Barns, which would benefit from some modernisation throughout. Spacious lounge, two separate conservatories to the rear, fitted dining kitchen, three double bedrooms and family bathroom. Driveway providing off road parking, leading to an integral garage and private, lawned garden to the rear. NO ONWARD CHAIN.





An immaculately presented and extended, detached bungalow situated in an ideal location, within close proximity to motorway networks, public transport links and local amenities including Manchester International Airport and excellent primary and secondary schools. This property is approached via a block paved driveway offering off road parking, garage and lawned garden to the front. A wrought iron side gate leads to a beautifully manicured lawned garden to the rear with paved patio area. Internally the property offers an enclosed porch, hallway with staircase to the upper floor, lounge with window to the front and double doors through to two conservatories and fitted kitchen/dining room with extensive cabinetry and appliances. Two double bedrooms and bathroom complete the ground floor accommodation whilst there is a further double bedroom and store room to the first floor. The property has the benefit of gas fired central heating and the windows have been replaced with uPVC framed double glazed units. The property may benefit from some internal improvements to create a fabulous home. We invite you to contact our Hale office to arrange a private viewing.

DIRECTIONS

From our Hale office travel along Westgate, at the top turning right onto Broomfield Lane and right again onto Hale Road. Continue along Hale Road, passing through the traffic lights with Delahays Road and Park Road and continue towards Hale Barns. Pass through the centre of the village with Hale Barns square on the right hand side and the petrol station on the left hand side. Continue along until reaching Brooks Drive on the left hand side, turning right into High Elm Road. Take the first turning on the right hand side onto Ravenwood Drive where the property will be seen in numerical order on the right hand side.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

POSTCODE

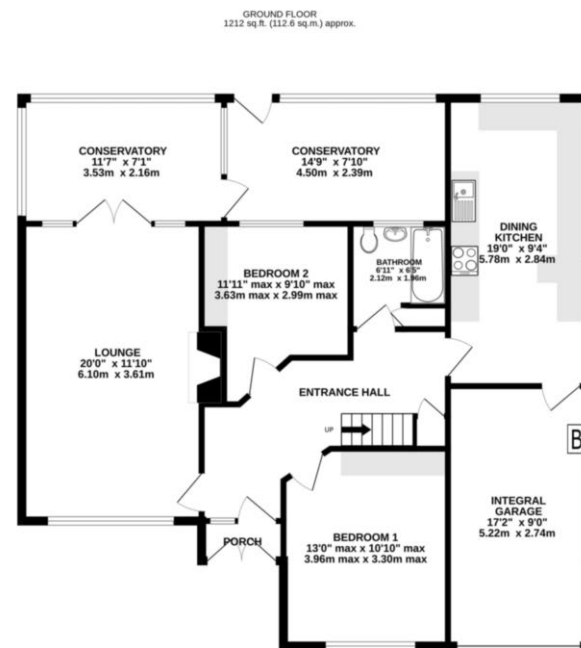
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TENURE

Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax band F. Amount payable for 2023/2024 is £2710.85.



TOTAL FLOOR AREA: 1398 sq.ft. (129.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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