



## 31 RAVENWOOD DRIVE | HALE BARNES

£850,000

A substantially extended and well presented traditional detached family house with landscaped rear gardens. The accommodation briefly comprises enclosed porch, entrance hall, sitting room with inglenook fireplace, dining room, living room with French window to the rear gardens, contemporary fitted breakfast kitchen and adjoining utility room, ground floor bedroom/office with en suite shower room/WC, primary bedroom with en suite shower room/WC, two further double bedrooms, two single bedrooms and family bathroom/WC with separate shower enclosure. Gas fired central heating and PVCu double glazing. Block paved driveway. Ideal location approximately half a mile from the village.



POSTCODE: WA15 0JA

DESCRIPTION

Ravenwood Drive contains a variety of detached properties set well back beyond a grass verge lined carriageway and standing within plots that would be considered exceptional by today's standards. Hale Barns is well placed for access to the surrounding network of motorways and Manchester International Airport and approximately ½ a mile distance is the revitalised village centre with a range of shops including a supermarket and Costa Coffee. Also within the vicinity are highly regarded primary and secondary schools.

This attractive bay fronted detached family house has been substantially extended over the years and the carefully planned living space offers well presented and superbly proportioned accommodation arranged over two floors and exceeding 2,000 sq. ft.

Approached beyond an enclosed porch and wide entrance hall the feeling of space is readily apparent. Positioned at the front there is an elegant sitting room with the focal point of a stone inglenook fireplace and glazed bi-folding doors open onto the dining room which is ideal for formal entertaining. Toward the rear is a living room with French window providing access to the delightful gardens and the adjacent breakfast kitchen is fitted with a comprehensive range of contemporary high gloss units complemented by wood effect works surfaces. In addition, there is a sliding window opening onto the gardens and adjoining utility room. Completing the ground floor is a home office with potential to be used as a further bedroom with en-suite shower room/WC.

At first floor level the excellent primary bedroom benefits from a well appointed en suite shower room/WC. Two further double bedrooms and two single bedrooms are served by the family bathroom/WC complete with separate shower enclosure.

Gas fired central heating has been installed together with PVCu double glazing.

Externally the block paved driveway allows off road parking for several vehicles and there is gated access to the side. The rear gardens are laid mainly to lawn and incorporate a stone paved terrace surrounded by well stocked borders and a variety of mature trees all of which combines to create delightful setting with a high degree of privacy.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed door set within a matching surround. Quarry tiled floor.

ENTRANCE HALL

15'4" x 7'5" (4.67m x 2.26m)

Timber framed opaque glazed front door set within matching side-screens. Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard with space for hanging coats and jackets. Laminate wood flooring. Radiator.

SITTING ROOM

18'10" x 15'1" (5.74m x 4.60m)

Inglenook with opaque PVCu double glazed windows to the front and rear plus stone fireplace surround and living flame/coal effect gas fire set upon a stone hearth. PVCu double glazed bay window to the front. Laminate wood flooring. Two wall light points. Coved cornice. Dado rail. Two radiators. Glazed bi-folding doors to:

DINING ROOM

17'9" x 9'2" (5.41m x 2.79m)

Laminate wood flooring. Dado rail. Three radiators. Double opening glazed/panelled doors to:

LIVING ROOM

16'7" x 9'9" (5.05m x 2.97m)

PVCu double glazed French window to the rear gardens. Wide PVCu double glazed window to the rear. Two velux windows. Engineered oak flooring. Recessed low-voltage lighting. Radiator.

BREAKFAST KITCHEN

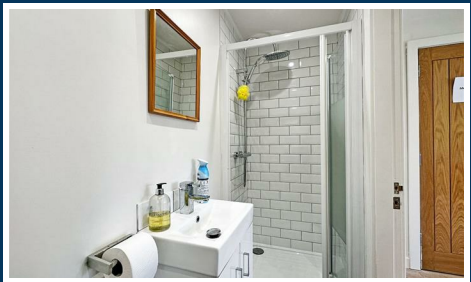
19'2" x 17'6" (5.84m x 5.33m)

Fitted with a comprehensive range of contemporary high gloss wall and base units beneath wood effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Display units and wine rack. Recess for a wide range cooker with stainless steel chimney cooker hood above. Recess for a dishwasher and fridge. Space for a fridge/freezer. Ample space for a table and chairs. PVCu double glazed sliding window to the rear gardens. Wide PVCu double glazed window to the rear. Two velux windows. Laminate wood flooring. Recessed LED lighting. Two radiators.

UTILITY ROOM

7'9" x 5'10" (2.36m x 1.78m)

With the continuation of the kitchen units, work surfaces and flooring. Inset stainless steel drainer sink with mixer tap. Recess for an automatic washing machine. Wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. Recessed LED lighting.



## OFFICE/BEDROOM SIX

12'1" x 8'2" (3.68m x 2.49m)

Currently being used as a home office with potential to be used as a further bedroom with en-suite shower room/WC. PVCu double glazed window to the front. Laminate wood flooring. Recessed LED lighting. Radiator.

## EN SUITE SHOWER ROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the side. Laminate wood flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## FIRST FLOOR

### LANDING

Turned spindle balustrade. Access to the partially boarded loft space and hot water cylinder via a retractable ladder.

### BEDROOM ONE

14'9" x 11'10" (4.50m x 3.61m)

PVCu double glazed window to the rear. Radiator.

### EN SUITE SHOWER ROOM/WC

9' x 5'1" (2.74m x 1.55m)

White/chrome pedestal wash basin and low-level WC. Wide tiled enclosure with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the rear. Partially tiled walls. Tiled floor. Shaver point. Extractor fan. Period style radiator/chrome heated towel rail.

### BEDROOM TWO

14' x 11'11" (4.27m x 3.63m)

PVCu double glazed bay window to the front. Radiator.

### BEDROOM THREE

15' x 8'10" (4.57m x 2.69m)

Built-in three door range of beech effect fronted wardrobes containing hanging rails and shelving with cupboards above. PVCu double glazed window to the front. Radiator.

### BEDROOM FOUR

11'5" x 8'5" (3.48m x 2.57m)

Built-in two door range of beech effect fronted wardrobes containing double hanging rails and shelving. PVCu double glazed window to the rear. Radiator.

### BEDROOM FIVE

8'3" x 7'5" (2.51m x 2.26m)

Currently used as a study. PVCu double glazed window to the front. Laminate wood flooring. Radiator.

## FAMILY BATHROOM/WC

8'10" x 8'5" (2.69m x 2.57m)

Fitted with a white/chrome suite comprising panelled bath, pedestal wash basin and low-level WC. Wide tiled enclosure with thermostatic shower. Two opaque PVCu double glazed windows to the rear. Partially tiled walls. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Period style radiator/chrome heated towel rail.

## OUTSIDE

Block paved driveway providing off road parking for several cars and landscaped rear gardens.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

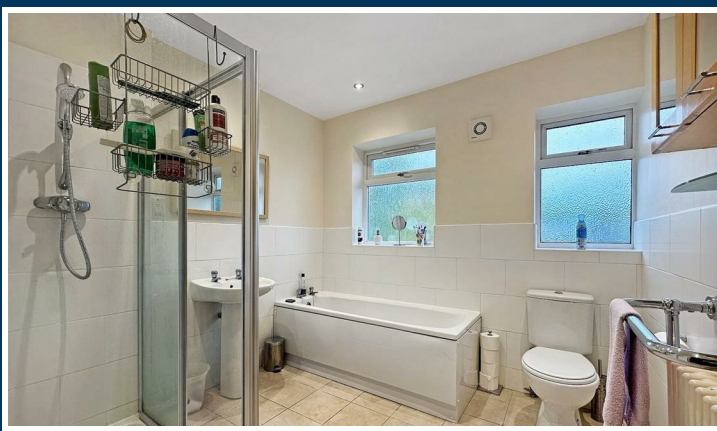
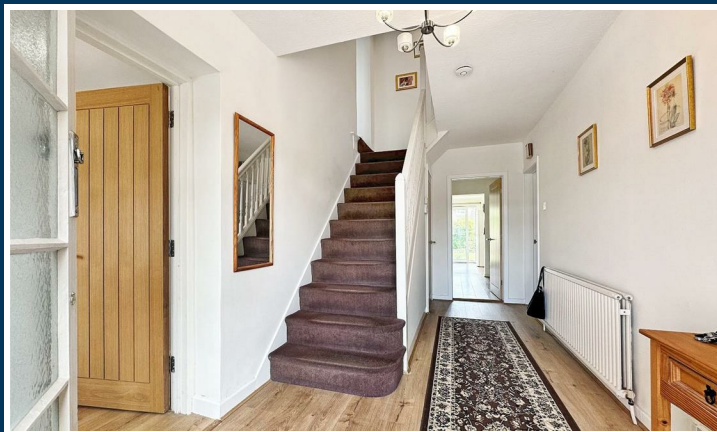
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £12.00 per annum. This should be verified by your Solicitor.

## COUNCIL TAX

Band G

## NOTE

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

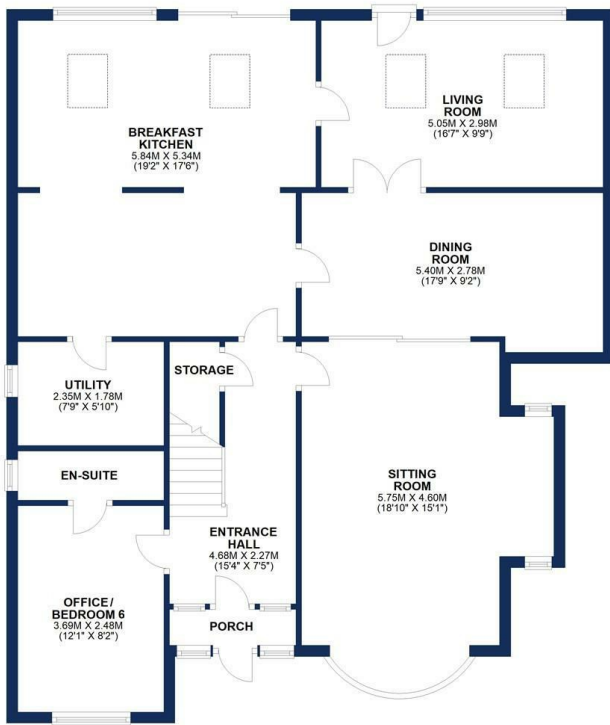


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### GROUND FLOOR

APPROX. 113.4 SQ. METRES (1221.0 SQ. FEET)

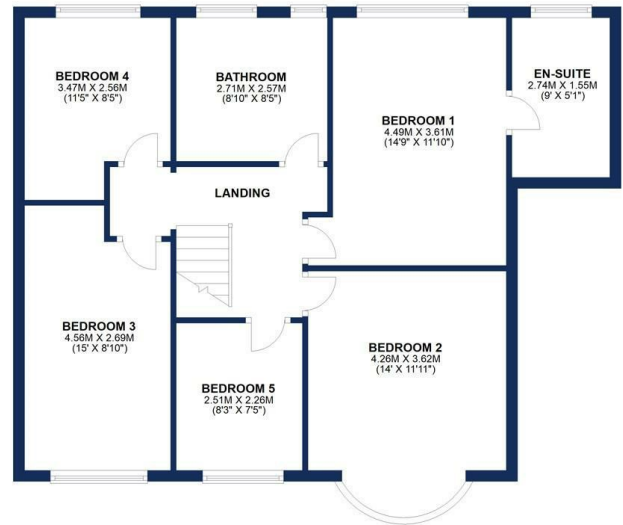


TOTAL AREA: APPROX. 189.3 SQ. METRES (2037.6 SQ. FEET)

Floorplans For Illustrative Purposes Only

### FIRST FLOOR

APPROX. 75.9 SQ. METRES (816.6 SQ. FEET)



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