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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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4 Ravenwood Drive

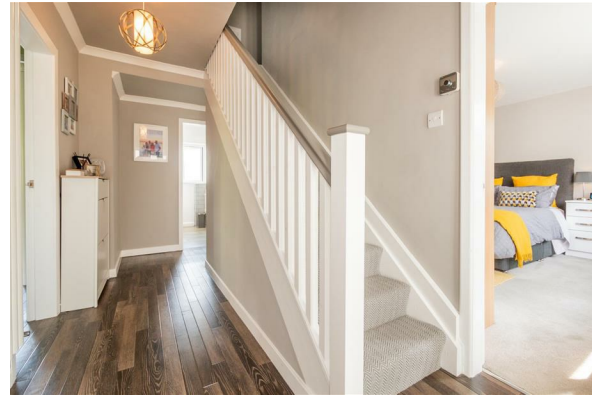
Hale Barns, Altrincham, WA15 0JA



£750,000

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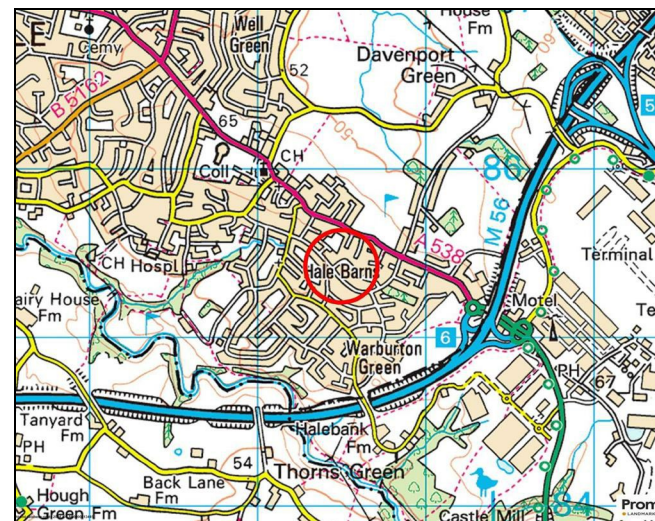
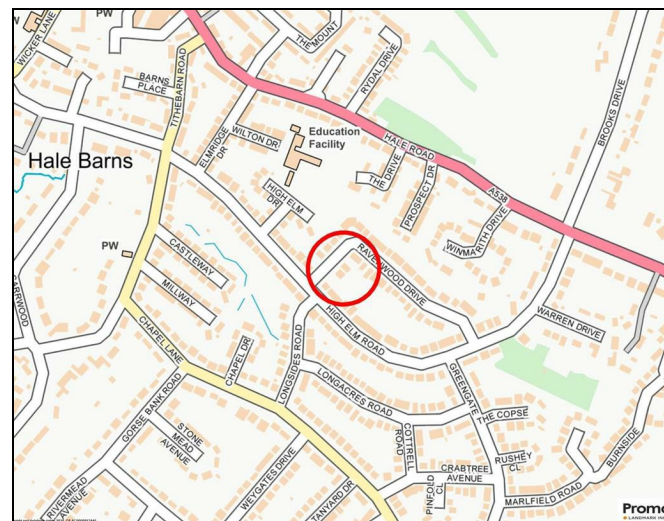
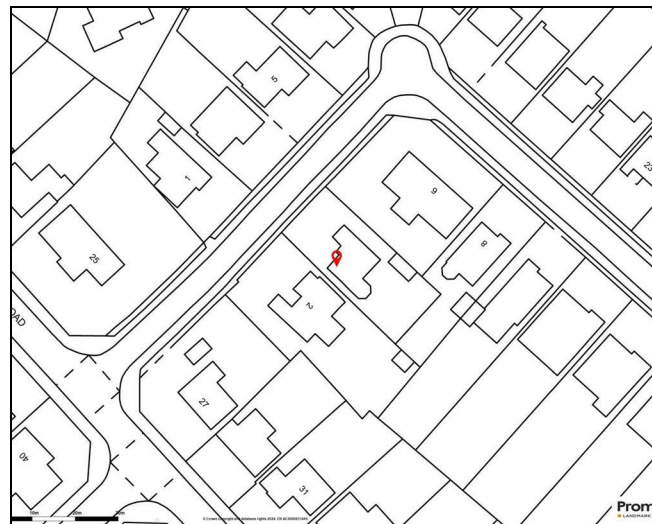
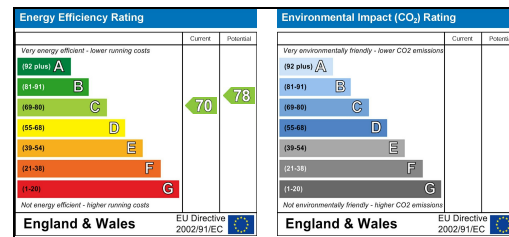


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY APPOINTED, REFURBISHED AND REMODELLED DETACHED BUNGALOW WITH DELIGHTFUL SUNNY ASPECT GARDENS IN THIS DESIRABLE NEIGHBOURHOOD WALKING DISTANCE OF HALE BARNES VILLAGE. 1598SQFT.

Hall. Lounge. Family Room. Conservatory. Dining Kitchen. Three Double Bedrooms. Two Bath/Showers. Driveway. Garage. Gardens. No Chain.



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.

in detail

A superbly appointed, refurbished and remodelled Detached Bungalow in this desirable neighbourhood within walking distance of Hale Barns Village with a range of shops, in addition to the Synagogues at Wicker Lane and Shay Lane and Holy Angels Roman Catholic Church and close to excellent schools, Hale and Altrincham centres and excellent Motorway links.

The beautifully presented property is arranged over two floors with the high specification accommodation extending to approximately 1600 square feet providing an enclosed Porch, Hall, Lounge, Family Room, Conservatory and stunning Dining Kitchen served by Three Double Bedrooms and Two stylish Bath/Shower Rooms.

Externally, there is a paved Driveway providing ample off road parking in addition to a Detached Single Garage. The sunny aspect gardens to the rear are delightful with well maintained lawned and patio areas and stocked borders provide a high degree of privacy.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Enclosed Porch with windows to the front and side elevations. Composite door leading to an Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Coved ceiling.

Lounge with wide double glazed uPVC frame window to the front elevation. Attractive cast iron fireplace feature with marble hearth and wood surround. Coved ceiling.

Family Room with French doors and windows overlooking and providing access to the Conservatory. Coved ceiling.

Conservatory with vaulted ceiling and French doors and windows overlook and provide access to the delightful Gardens to the rear.

Dining Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over. Integrated 'Neff' appliances include an oven, microwave combination oven, four ring gas hob and extractor fan over. Integrated fridge freezer and dishwasher and there is space and plumbing for a washing machine and tumble dryer. Peninsular unit with space for two breakfast bar stools. Ample space for a dining table and chairs. Double glazed uPVC frame window to the side and rear elevations. Wall mounted gas central heating boiler housed within the units.

Bedroom One with wide double glazed uPVC frame window to the front elevation. Built in wardrobes along one wall provide excellent hanging and storage space.

To the First Floor Landing there is access to Two Double Bedrooms and a Shower Room. Access to roof void storage.

Bedroom Two with attractive sloping ceilings with two inset Velux windows. Double glazed uPVC frame window to the side elevation. Access to extensive roof void storage.

This Bedroom enjoys an En Suite Bathroom, fitted with a modern white suite and chrome fittings and providing a bath, wash hand basin and WC.

Bedroom Three with attractive sloping ceilings with double glazed, uPVC frame windows to the side and rear elevations. Built in cupboard.

Externally, there is a paved Driveway providing ample off road Parking returning in front of secure gates which lead to a Detached Garage. Lawned Garden frontage with well stocked borders with a variety of plants, shrubs and trees.

To the rear, the sunny aspect gardens are delightful with a paved Patio Area adjacent to the back of the house accessed via doors from the Conservatory and Dining Kitchen.

Beyond the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees providing a high degree of privacy.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

FREEHOLD PROPERTY
COUNCIL TAX BAND - F

