

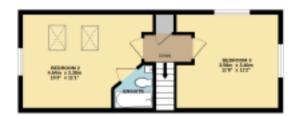
# 4 RAVENWOOD DRIVE, HALE BARNS, CHESHIRE, WA15 0JA



Ground Floor 112.3 sq.m. (1209 sq.ft.) approx. 1at Floor 34.2 sq.m. (368 sq.ft.) approx.







FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 146,5 sq.m. (1577 sq.ft.) approx.

White every attempt has been made to ensure the accuracy of the fiscopian contained here, measuremen of doors, shridows, more and any other items are approximate and so tesponsibility is taken for any arrocontinuous or mis-statement. This plan is fire flight-stative purposes only and should be seed as out-it ty any prospective purchases. The semicos, systems and applicance shows have not lisers trained and no guarant as to their operatings or efficiency can be given.

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# 4 RAVENWOOD DRIVE HALE BARNS



Occupying a highly convenient location with half a mile of Hale Barns village this property has been the subject of complete modernisation and extension in recent times and now offers well planned accommodation spread over two floors.

Set behind a smart rendered exterior, the accommodation comprises an entrance hall with shower room, a master bedroom complemented by a well proportioned lounge, separate dining room with conservatory attached and completing the ground floor is a contemporary kitchen with separate dining area adjacent.

At first floor level are two further double bedrooms one with ensuite facilities.

Externally is a good size single garage, ample parking and delightfully presented gardens to both front and rear.

The property is presented in excellent condition and is decorated to a light, tasteful, contemporary theme.

Hale Barns re-constructed village centre is close by and Hale's fashionable village is within ten minutes, as is Altrincham with its busy market town centre and regular Metrolink services into Manchester. The Bollin Valley and Green Belt are also on the doorstep.

# DIRECTIONS

From the centre of Hale Barns proceed down Tithebarn Road, turn left into High Elm Road and left into Ravenwood Drive where the property can be found on the right.

## GROUND FLOOR

SHOWER ROOM

PORCH
HALL
KITCHEN 12'9" × 10'10" (3.89 × 3.30)
DINING AREA 11'11" × 7'9" (3.63 × 2.37)
LOUNGE 16'4" × 11'11" (4.99 × 3.63)
DINING ROOM 11'11" × 10'11" (3.62 × 3.33)
CONSERVATORY 12'4" × 11'5" (3.76 × 3.48)
MASTER BEDROOM 12'10" × 11'9" (3.91 × 3.58)



#### FIRST FLOOR

BEDROOM TWO 15'3"  $\times$  11'1" (4.64  $\times$  3.38) EN-SUITE BEDROOM THREE 11'8"  $\times$  11'2" (3.56  $\times$  3.40)

#### **EXTERNALLY**

GARAGE 19'8" x 9'4" (6 x 2.84)



# SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

### ASSESSMENT:

Trafford Borough Council. Council Tax Band "VACANT POSSESSION UPON COMPLETION VIEWING:

By appointment through the Agent.



