



4 RAVENWOOD DRIVE, HALE BARNES,  
CHESHIRE, WA15 0JA

John N  
*Hilditch & Co*

Ground Floor  
112.3 sq m. (1209 sq ft.) approx.

1st Floor  
34.2 sq m. (368 sq ft.) approx.



TOTAL FLOOR AREA: 146.5 sq m. (1577 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 as to their operability or efficiency can be given.  
Made with Hestropix 03022

**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: [www.jhilditch.com](http://www.jhilditch.com)

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;  
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;  
(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





## 4 RAVENWOOD DRIVE HALE BARNES



Occupying a highly convenient location with half a mile of Hale Barnes 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 en-suite 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 Barnes 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 Barnes 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

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

### FIRST FLOOR

BEDROOM TWO 15'3" x 11'1" (4.64 x 3.38)  
EN-SUITE  
BEDROOM THREE 11'8" x 11'2" (3.56 x 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

