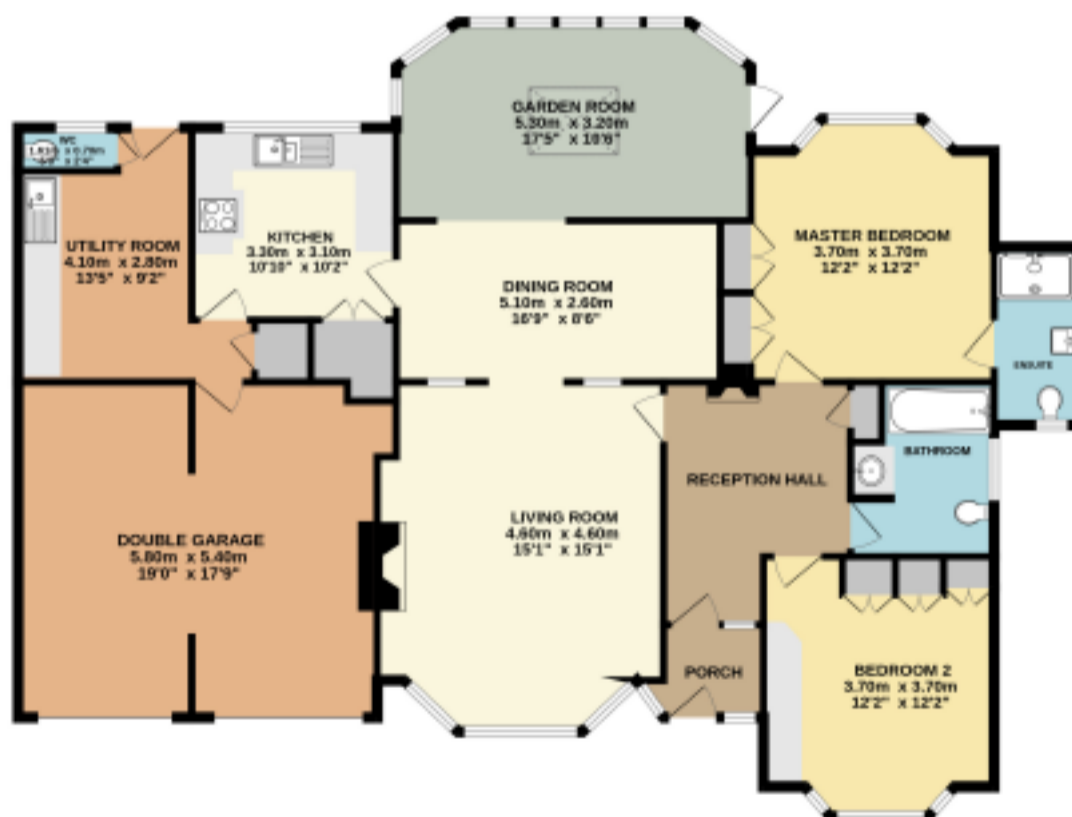




RANMOOR, 1 STONEMEAD AVENUE,  
HALE BARNES, CHESHIRE, WA15 0BQ

John N  
*Hilditch & Co*

Ground Floor  
165.6 sq.m. (1782 sq.ft.) approx.



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 165.6 sq.m. (1782 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used to justify any prospective purchase. The services, contents and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.  
Metre-inch converter (GCS)

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

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**RANMOOR,  
1 STONEMEAD AVENUE  
HALE BARNES**



Occupying an extremely popular location on this highly regarded cul de sac, Ranmoor is a spacious detached bungalow sitting in a fabulous garden plot providing excellent potential for re-development if required.

GARDEN ROOM 17'5" x 10'6" (5.30 x 3.20)  
MASTER BEDROOM 12'2" x 12'2" (3.70 x 3.70)  
EN-SUITE  
BEDROOM TWO 12'2" x 12'2" (3.70 x 3.70)  
BATHROOM

Briefly the accommodation comprises a reception hall, a generous living room, separate dining room, garden room and kitchen with a utility room adjacent. Completing the accommodation is a master bedroom with en-suite, a second bedroom with bathroom adjacent, and completing the accommodation is a substantial double garage which could easily be converted into living accommodation.

**EXTERNALLY**

DOUBLE GARAGE 19'0" x 17'9" (5.80 x 5.40)



Many of the properties on Stonemead Avenue have been re-developed in recent times and the fabulous plot provides ample potential to substantially re-model the property.

**SERVICES:**

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

Hale Barnes village lies within two or three minutes drive, as does the motorway network and access to the International Airport

**TENURE:**

**ASSESSMENT:**

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

**VIEWING:**

By appointment through the Agent.



**DIRECTIONS**

From the centre of Hale Barnes proceed along Chapel Lane, turning right into Gorsebank Road and immediately left into Stonemead where the property will be found the left.

**GROUND FLOOR**

PORCH

RECEPTION HALL

KITCHEN 10'10" x 10'2" (3.30 x 3.10)

UTILITY ROOM 13'5" x 9'2" (4.10 x 2.80)

WC 5'3" x 2'4" (1.61 x 0.70)

LIVING ROOM 15'1" x 15'1" (4.60 x 4.60)

DINING ROOM 16'9" x 8'6" (5.10 x 2.60)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	60 E	
21-38	F		
1-20	G		

