



90A RIDDINGS ROAD | TIMPERLEY

OFFERS OVER £425,000

An extended semi-detached family home occupying an enviable corner plot within a sought after location. The accommodation briefly comprises enclosed porch, entrance hall, dining room to the front plus extended sitting room to the rear with access to the gardens, the morning room leads on to the fitted kitchen and ground floor accommodation is completed by the shower room/WC. To the first floor there are three bedrooms serviced by the family bathroom and separate WC. Externally to the front of the property there is a gated courtyard garden which continues to the side. To the side and rear are lawned gardens with gated access to the rear driveway with garage beyond. Viewing is highly recommended to appreciate the proportions of accommodation on offer.

POSTCODE: WA15 6BU

DESCRIPTION

Occupying an enviable corner plot and lying within the catchment area of highly regarded primary and secondary schools and with Timperley Metrolink station a short walk away.

This particular property is a traditional semi detached family home which has been extended to provide superb living accommodation which needs to be seen to be appreciated. An enclosed porch leads on to the welcoming entrance hall. Towards the front of the property the dining room has glass panelled doors proving access to the extended sitting room. The sitting room has double doors leading to the rear gardens. Also at the rear of the property is a morning room leading to the kitchen fitted with a comprehensive range of white high gloss units and space for all appliances. The ground floor accommodation is completed by the shower room/WC.

To the first floor there are three bedrooms serviced by the family bathroom and separate WC.

Externally towards the front of the property is a gated courtyard garden which extends to the side. Immediately to the rear and accessed via the kitchen and sitting room are gardens laid mainly to lawn with well stocked flower beds. There is gated access onto the driveway which provides off road parking and access to the garage.

Viewing is highly recommended to appreciate the proportions and standard of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

DINING ROOM

13'5" x 11'2" (4.09m x 3.40m)

PVCu double glazed bay window to the front. Cornice. Radiator. Double glass panelled doors to;

SITTING ROOM

23'8" x 10'8" (7.21m x 3.25m)

PVCu double glazed sliding doors to the rear gardens. Electric fireplace. Cornice. Radiator. Television aerial point.

MORNING ROOM

8'11" x 7'0" (2.72m x 2.13m)

PVCu double glazed window to the side. Fitted storage cupboard. Radiator. Cornice.

KITCHEN

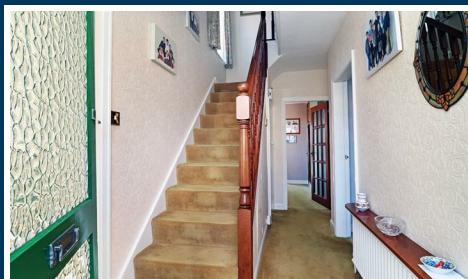
11'3" x 6'7" (3.43m x 2.01m)

Fitted with a comprehensive range of white high gloss wall and base units with work surfaces over incorporating a 1½ bowl stainless steel sink unit with drainer. Space for cooker, fridge/freezer and plumbing for washing machine. Tiled splashback. PVCu double glazed window to the rear. PVCu double glazed door to the side. Cornice.

SHOWER ROOM

8'9" x 6'4" (2.67m x 1.93m)

With a suite comprising tiled shower enclosure, wash basin and WC. Tiled walls. Radiator. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM ONE

13'6" x 10'9" (4.11m x 3.28m)

PVCu double glazed bay window to the front. Fitted wardrobes. Radiator. Television aerial point.



BEDROOM TWO

11'3" x 10'9" (3.43m x 3.28m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Television aerial point.

BEDROOM THREE

7'10" x 6'1" (2.39m x 1.85m)

PVCu double glazed window to the front. Fitted storage cupboard. Radiator.



BATHROOM

6'1" x 5'8" (1.85m x 1.73m)

With a suite comprising bath with electric shower over and wash basin. Opaque PVCu double glazed window to the rear. Airing cupboard housing the combination gas central heating boiler. Tiled walls. Radiator.

SEPARATE WC

With WC and Opaque PVCu double glazed window to the side. 1/2 tiled walls.

OUTSIDE

Towards the front of the property is a gated courtyard garden which extends to the side. Immediately to the rear and accessed via the kitchen and sitting room are gardens laid mainly to lawn with well stocked flower beds. There is gated access onto the driveway which provides off road parking and access to the garage.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

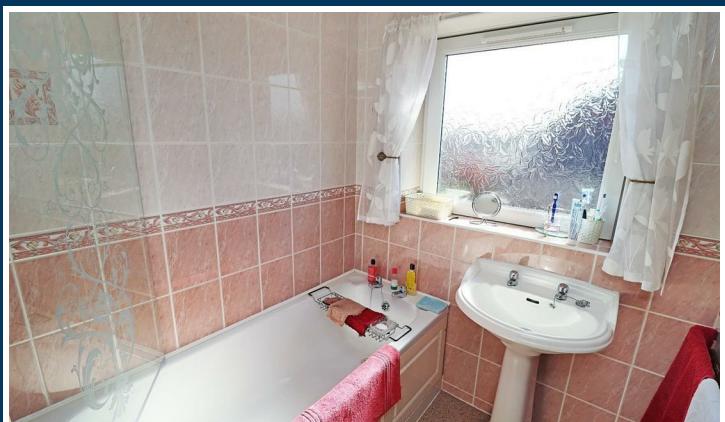
Trafford Borough Council Band 'C'

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

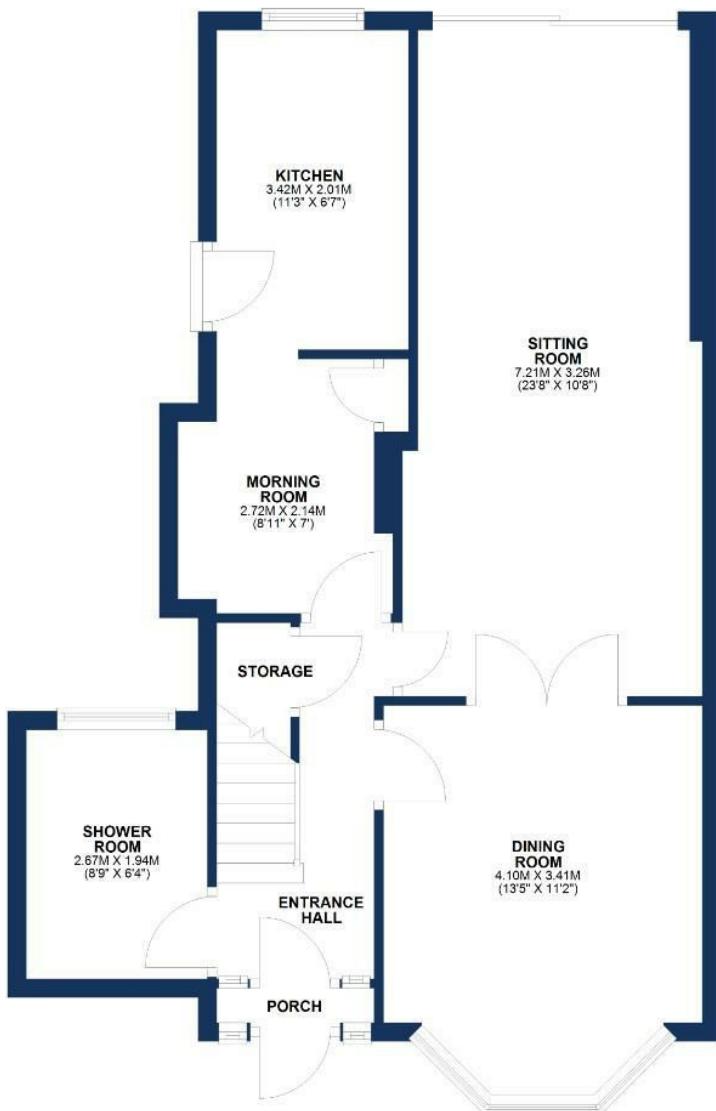
NOTE

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. 61.9 SQ. METRES (666.1 SQ. FEET)



TOTAL AREA: APPROX. 99.1 SQ. METRES (1066.5 SQ. FEET)
Floorplan for illustrative purposes only

FIRST FLOOR
APPROX. 37.2 SQ. METRES (400.4 SQ. FEET)



HALE BARNs
292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNs@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM