

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

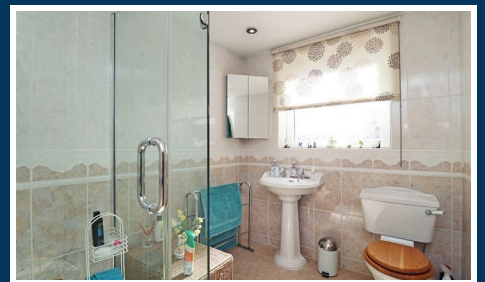
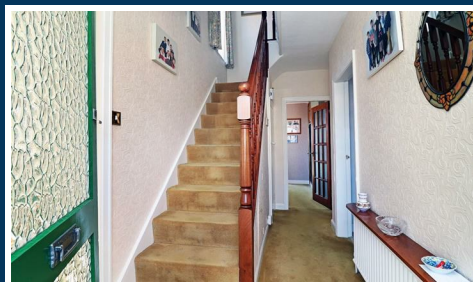
**11'3" x 6'7" (3.43m x 2.01m)**

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. ½ 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

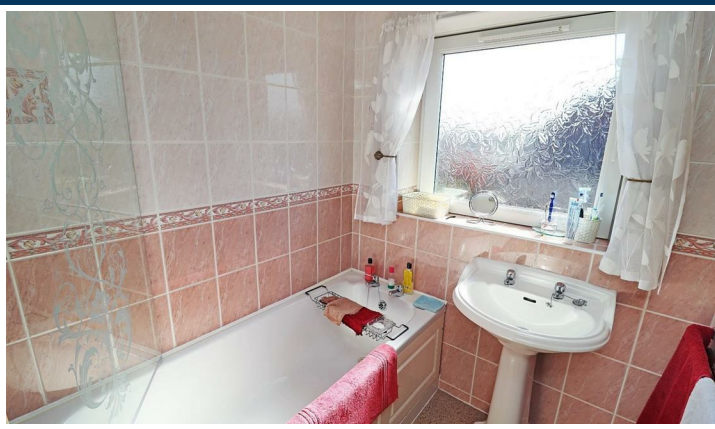
Trafford Borough Council Band 'C'

### TENURE

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

### NOTE

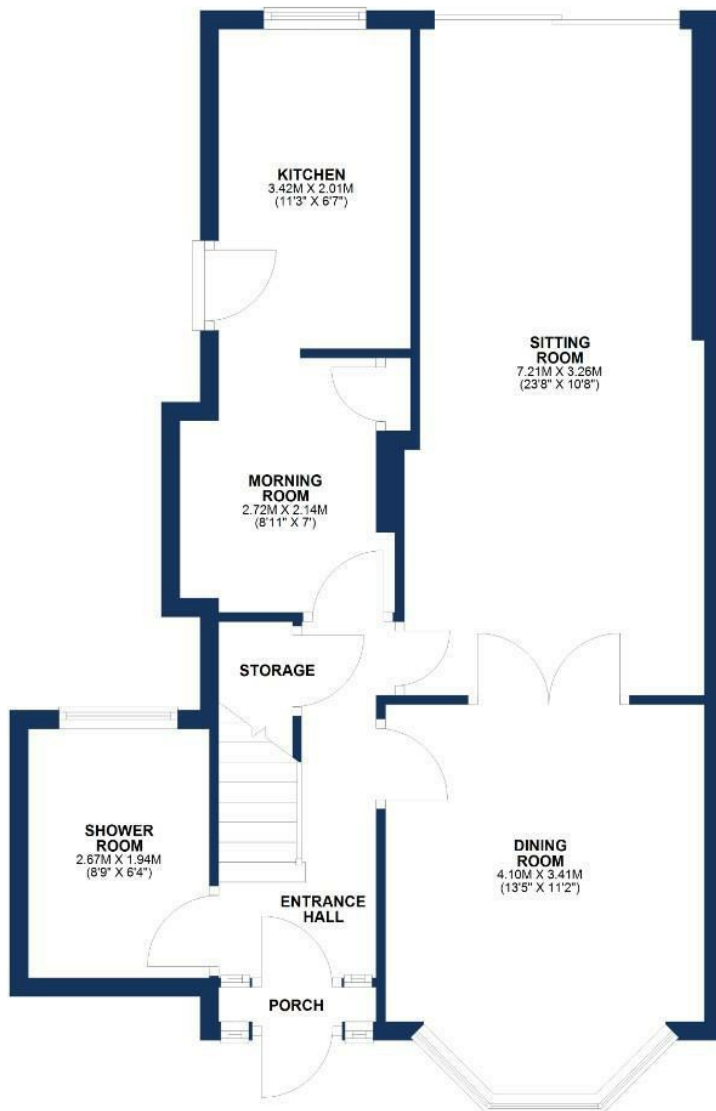
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and 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, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

### 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