



Riddings Road, Timperley, WA15
Offers In Excess of £500,000



Property Features

- Recently Renovated and Extended
- Three Bedroom Semi-Detached
- Modernised Throughout
- Generous Rear Garden
- Open-Plan Kitchen/Diner
- Highly Sought-After Location
- Ten Mins Walk to Timperley Metrolink
- In Catchment for Trafford Schools
- Fully Rewired in 2021
- Scope for Further Extension

Full Description

This beautifully renovated and extended three-bedroom semi-detached family home offers modern living in a prime location close to Trafford's outstanding schools. Finished to a high standard, the property features a stunning open-plan kitchen and dining area that opens onto a spacious rear garden.

The home includes three generously sized bedrooms, a luxurious modern bathroom, and stylish décor throughout. The large garden provides ample outdoor space, while off-road parking adds convenience.

With its excellent location, contemporary design, and family-friendly features, this home is ready for you to move in and enjoy.



LOUNGE

13' 2" x 11' 3" (4.02m x 3.43m)

This recently decorated lounge beautifully combines style and functionality. It features a large uPVC double glazed bay window, fitted with horizontal blinds to the front aspect, allowing ample natural light to fill the room. The space is finished with a soft, neutral carpet and a modern pendant light fixture. A double-panel radiator provides warmth, while TV and internet points offer convenience for entertainment and connectivity.



KITCHEN/DINER

23' 5" x 16' 2" (7.16m x 4.95m)

This newly extended and renovated kitchen diner serves as the heart of the home, offering a spacious and contemporary design. Bi-fold doors open seamlessly onto the garden, complemented by an additional double-glazed window that frames the outdoor view and floods the space with natural light. The luxury vinyl tile flooring adds durability and style, while two large Velux skylights enhance the bright and airy feel. Recessed spotlighting and two elegant pendant light fittings provide versatile lighting options. This room is also fitted with a double panel radiator; television and telephone points, making this space both functional and inviting for everyday living and entertaining.



UTILITY ROOM

6' 9" x 8' 5" (2.07m x 2.59m)

The home includes a practical utility room that can be accessed from the kitchen/diner. This room is equipped with base-level storage units, providing ample space for both a washing machine and a dryer. The utility room features wood effect laminate flooring, wood-panelled walls, fitted storage shelves, recessed spot lighting, and a stylish vertical panel radiator. Additionally, there is access to the downstairs WC and a uPVC door allowing access to the side exterior of the property, very convenient for those with dogs, or to allow access to the WC without walking through the house.



DOWNSTAIRS WC

3' 5" x 1' 11" (1.05m x 0.60m)

The convenient downstairs WC is accessed through the utility room and is thoughtfully designed with practicality and style in mind. It features a low-level WC, a wall-mounted handwash basin, and is finished with tiled flooring, wood panelling, and recessed spotlighting for a clean, modern look.



MASTER BEDROOM

12' 9" x 10' 0" (3.89m x 3.05m)

The spacious master bedroom, accessed from the first-floor landing, boasts a large uPVC double glazed bay window to the front aspect. It is finished with carpeted flooring, a pendant light fitting, a double-panel radiator, and a convenient television point. This room is currently utilised as a dressing room, but would comfortably accommodate a double bed.



BEDROOM TWO

10' 2" x 11' 8" (3.10m x 3.57m)

The spacious second double bedroom is accessed from the first-floor landing, boasts a large uPVC window overlooking the rear aspect, filling the room with natural light. It is finished with carpeted flooring, a pendant light fitting, a double-panel radiator, and a convenient television point, combining comfort and functionality.



BEDROOM THREE

5' 9" x 7' 9" (1.77m x 2.38m)

The third bedroom, is a single bedroom, also accessed from the first floor landing with a uPVC double glazed window to the front aspect, fitted with horizontal blinds. This bedroom offers a pendant light fitting; a single panel radiator; dado rails and carpeted flooring.



BATHROOM

6' 2" x 8' 6" (1.89m x 2.60m)

The bathroom is located off the first floor landing with a uPVC double glazed frosted glass window to the rear aspect. The bathroom has been fitted with panelling to the walls; a period style cast iron column radiator; a wall mounted hand wash basin with storage cabinet under; a low-level WC; and a panelled bath with tiled splash back, chrome thermostatic shower system over and glazed shower screen. The bathroom also offers recessed spotlighting.



EXTERNAL

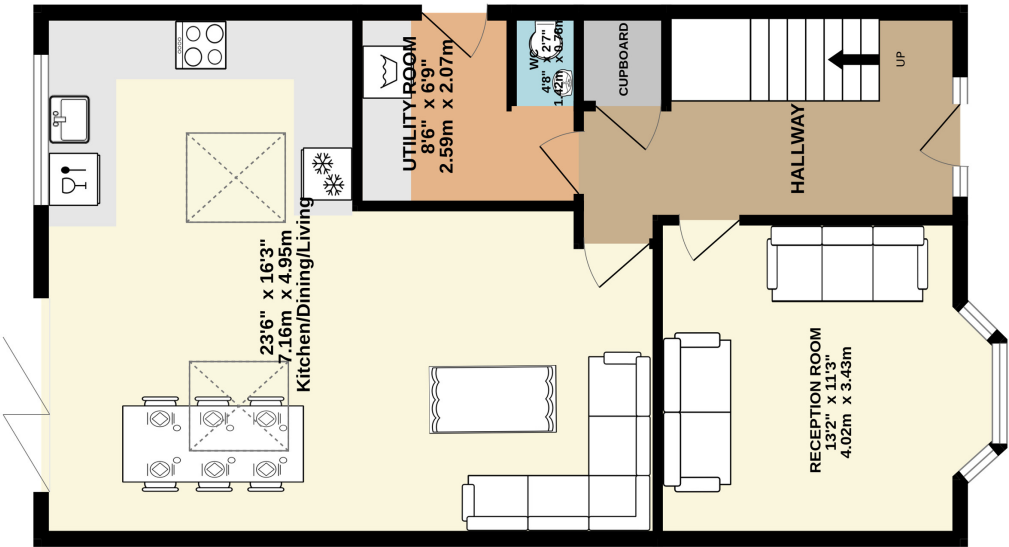
To the front of the property one will find a drive, laid with India stone paving, the drive extends down the side of the property where timber double gates allow access to the rear garden. The front garden is enclosed on either side by timber panelled fencing and to the front aspect by a low level brick wall, flanked by a mature hedge.

To the rear of the property, one will find a generous rear garden. The rear garden offers an Indian stone paved seating area adjacent to the house; a large lawned garden; and a paved area covered by a timber pergola. The rear garden is enclosed by timber panelled fencing, with raised beds planted with mature low-maintenance shrubs. The rear garden also offers three wall mounted outside lights, an external power point, outside water tap and a garden shed to the far end of the garden.

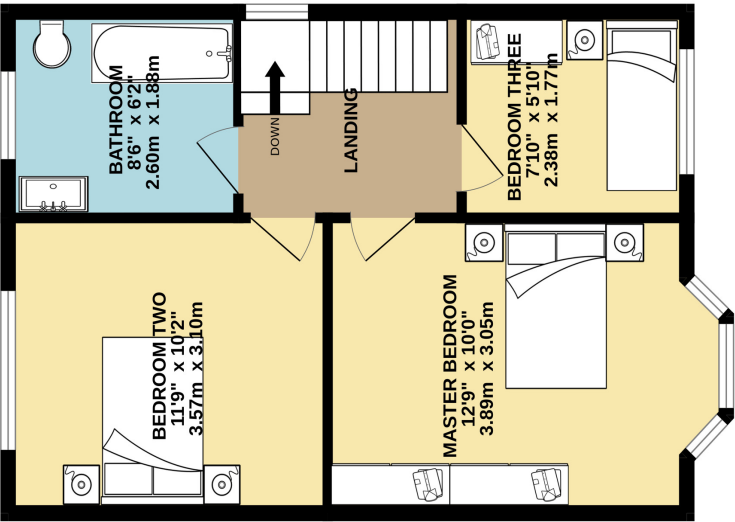


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, specifications and materials shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COMMON QUESTIONS

1. Which items will be included in the sale price for this property?

The vendors plan to include the integrated kitchen appliances, which are a fridge-freezer; Bosch oven and induction hob; and dishwasher. The owners will also include the shed in the rear garden. Other items of furniture, light fittings and curtains can be purchased if required.

2. How old is the boiler? The boiler was fitted at the time of the refurbishment in 2021.

3. Have the owners carried out any major work to this property?

Yes, the current owners have fully refurbished the property in 2021. This includes a rear extension to allow for the open-plan kitchen-diner and the addition of a downstairs WC. The property was re-wired, re-plastered, a new bathroom, kitchen, flooring and all decorative finishes. All certificates are available and the extension was signed off by a building inspector. The roof was also replaced just prior to their purchase by the previous owner.

4. Why are the vendors looking to sell this property? The vendors have a growing family and are now looking for a larger property. The owners will be seeking to agree an onward purchase once an offer is agreed this sale.

5. Would the current owners be willing to sell other items of furniture from the property? Yes, the owners are very open minded about selling other items if the buyer wishes. Once a purchase is agreed other items can be negotiated, such as the curtains, washing machine, and furnishings.

6. Which are the current owners favourite aspects of this property? The current owners love this house and have only decided to move to find a larger family home. They have enjoyed the large garden, the friendly neighbours and the privacy offered by not being directly overlooked.