



## 68 RIDDINGS ROAD | TIMPERLEY

OFFERS OVER £580,000

An extended detached family home occupying an enviable corner plot within a sought after location. The accommodation briefly comprises enclosed porch, entrance hall with excellent storage, living room to the front plus extended sitting/dining room to the rear with access to the gardens, fitted breakfast kitchen complete with central island, fourth bedroom and ground floor shower room/WC. To the first floor there are three bedrooms serviced by the family bathroom/WC. Externally to the front of the property there is a gated courtyard garden which continues to the side. To the rear are paved gardens with artificial lawn and 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 detached family home which has been extended to provide superb living accommodation which needs to be seen to be appreciated. The welcoming entrance hall provides excellent storage and access onto the front living room. Towards the rear of the property is an impressive extended sitting/dining room with double doors leading onto the rear gardens. Also towards the rear of the property is an extended breakfast kitchen with door to the gardens and complete with central island. The ground floor accommodation is completed by the shower room/WC and bedroom four.

To the first floor there are three bedrooms serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

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 is a patio seating area with gardens beyond laid with artificial grass and there is gated access onto the driveway. The driveway 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.

#### ENTRANCE HALL

PVCu double glazed front door. Radiator. Dado rail. Spindle balustrade staircase to first floor. Laminate flooring. Under stairs storage cupboard plus two further storage cupboards.

#### LIVING ROOM

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

PVCu double glazed bay window to the front with plantation shutters. Television aerial point. Radiator. Part panelled walls.

#### SITTING/DINING ROOM

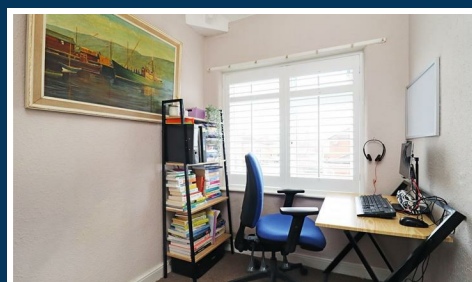
24'3" x 9'10" (7.39m x 3.00m)

A superb second reception room with ample space for living and dining suites and with natural wood flooring. PVCu double glazed double doors provide access onto the rear garden. Opaque PVCu double glazed window to the rear with plantation shutters. Television aerial point. Two radiators. Ample space for living and dining suites.

#### BREAKFAST KITCHEN

17'2" x 14'7" (5.23m x 4.45m)

Fitted with a comprehensive range of white high gloss wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit with drainer. Central island with breakfast bar. Integrated double oven/grill. Space for American style fridge freezer. Dishwasher. Plumbing for washing machine. Space for dryer. Cupboard housing combination gas central heating boiler. Two opaque PVCu double glazed windows to the rear. PVCu double glazed door provides access to the side. Velux window to the side. Recessed low voltage lighting. Tiled floor. Television aerial point.



## BEDROOM 4

15'2" x 11'8" (4.62m x 3.56m)

With PVCu double glazed window to the front with plantation shutters. Part panelled walls. Radiator.

## SHOWER ROOM

Set up with a wet room with shower enclosure, wash hand basin and WC. Tiled walls and floor. Velux window to the side. Radiator. Extractor fan. Recessed low voltage lighting.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

13'5" x 10'7" (4.09m x 3.23m)

PVCu double glazed bay window to the front with plantation shutters. Radiator. Television aerial point.

### BEDROOM 2

11'4" x 10'9" (3.45m x 3.28m)

With PVCu double glazed window to the rear. Radiator. Picture rail. Laminate wood flooring.

### BEDROOM 3

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

With PVCu double glazed window to the front with plantation shutters. Radiator.

## BATHROOM

8'4" x 6'1" (2.54m x 1.85m)

Fitted with a white suite with chrome fittings comprising jacuzzi bath, vanity wash basin and WC. Chrome heated towel rail. Half tiled walls. Extractor fan. Recessed low voltage lighting. Loft access hatch. Opaque PVCu double glazed window to the rear.

## OUTSIDE

To the front of the property is a block paved courtyard garden with well stocked flowerbeds. Towards the rear and accessed via the kitchen the gardens are laid mainly to lawn for easy maintenance and also incorporate a garden area laid mainly with artificial grass. There is then gated access to the driveway to the rear which provides off road parking and access to the garage.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

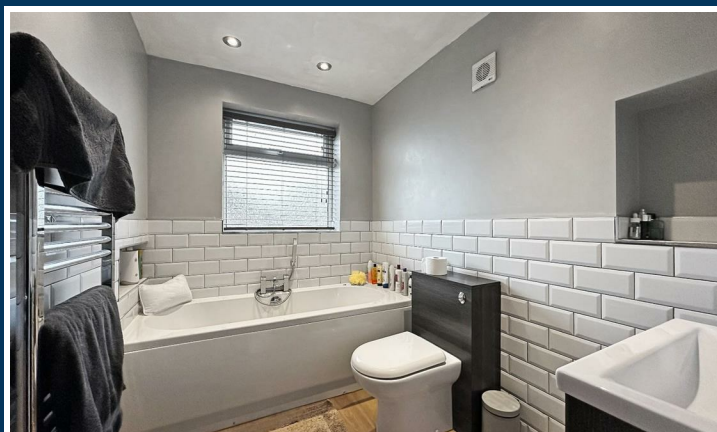
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## TENURE

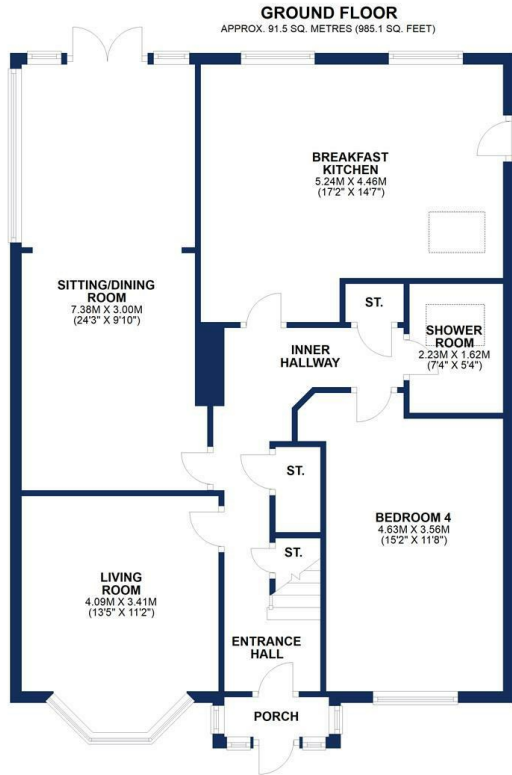
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

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



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TOTAL AREA: APPROX. 127.4 SQ. METRES (1371.1 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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