



48 RIDDINGS ROAD | TIMPERLEY

OFFERS IN THE REGION OF £380,000

A traditional bay fronted semi detached family house with exceptional south easterly facing rear gardens. The accommodation briefly comprises recessed porch, entrance hall, dining room, sitting room, fitted breakfast kitchen, three excellent bedrooms, bathroom and WC. Gas fired central heating and PVCu double glazing. Off road parking within the driveway. An opportunity to remodel to individual taste and much further potential subject to approval.

POSTCODE: WA15 6BP

DESCRIPTION

This traditional bay fronted semi detached family house is positioned in a sought after residential location and is well placed for Timperley Metrolink station, within the catchment area of highly regarded schools and approximately one mile from the village centre with its range of individual shops, convenience stores and restaurants.

Although ready for immediate occupation there is an opportunity to remodel to individual taste and also much further potential, subject to obtaining the relevant approval. Importantly the rear gardens are approximately 80 feet in length incorporating a vast expanse of lawn surrounded by mature borders and with a south easterly aspect to enjoy the sunshine throughout the day.

The accommodation is approached beyond an enclosed porch with attractive hardwood front door set within a matching stained glass surround which leads onto the wide entrance hall. Positioned toward the front is a spacious dining room with period style fireplace surround whilst toward the rear there is a naturally light sitting room with delightful views across the gardens. The ground floor is completed by a fitted kitchen with ample space for a breakfast table.

To the first floor there are three excellent bedrooms with fitted wardrobes, modern shower room and separate WC.

Externally the driveway provides parking for several cars with detached garage beyond.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque PVCu double glazed/panelled door set within a matching surround.

ENTRANCE HALL

Leaded light effect/panelled hardwood front door set within matching stained glass side-screens and transom light above. Panelled staircase to the first floor. Understairs storage cupboard with shelving and opaque PVCu double glazed window to the side. Radiator.

DINING ROOM

13' x 11'2" (3.96m x 3.40m)

Period style fireplace surround with marble insert and hearth flanked by wall light points to both side of the chimney breast. PVCu double glazed bay window to the front. Radiator.

SITTING ROOM

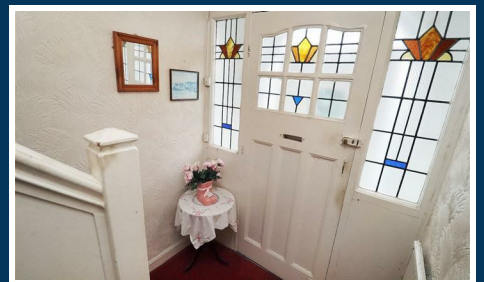
13' x 10'8" (3.96m x 3.25m)

Marble conglomerate fireplace surround and hearth. Two wall light points. PVCu double glazed window to the rear. Radiator.

BREAKFAST KITCHEN

17'10" x 10' (5.44m x 3.05m)

Fitted with matching wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for a cooker with extractor/light above. Recess for an automatic washing machine. Space for a fridge/freezer. Concealed wall mounted gas central heating boiler. Ample space for a breakfast table and chairs. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed bay window to the side. PVCu double glazed window to the rear. Radiator.



FIRST FLOOR

LANDING

Leaded effect PVCu double glazed window to the side. Panelled balustrade.

BEDROOM ONE

13'6" x 10'10" (4.11m x 3.30m)

Built-in wardrobes containing hanging rails with cupboards above. PVCu double glazed bay window to the front. Radiator.

BEDROOM TWO

11'7" x 10'10" (3.53m x 3.30m)

Fitted wardrobes and drawers. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

7'9" x 6' (2.36m x 1.83m)

Fitted wardrobe with hanging rail. PVCu double glazed window to the front. Radiator.

SHOWER ROOM

6' x 5'8" (1.83m x 1.73m)

White/chrome vanity wash basin with mixer tap. Walk-in shower with stone effect panelled walls beyond a glass screen with thermostatic rain shower plus handheld attachment. Built-in airing cupboard. Opaque PVCu double glazed window to the rear.

WC

Low-level WC. Opaque PVCu double glazed window to the side. Tiled floor.

OUTSIDE

DETACHED GARAGE

Up and over door. Timber framed window to the side.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

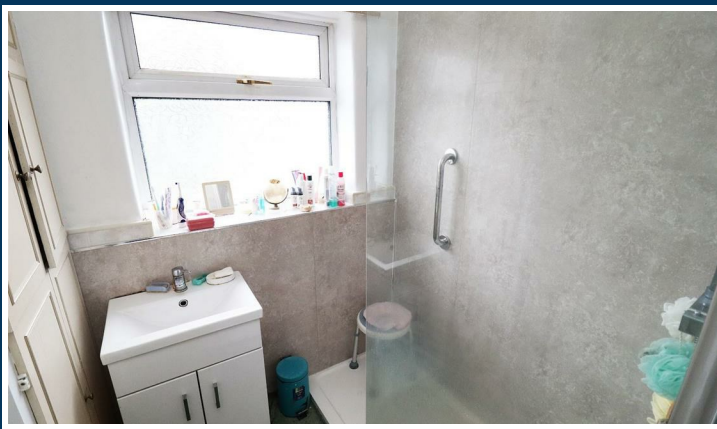
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

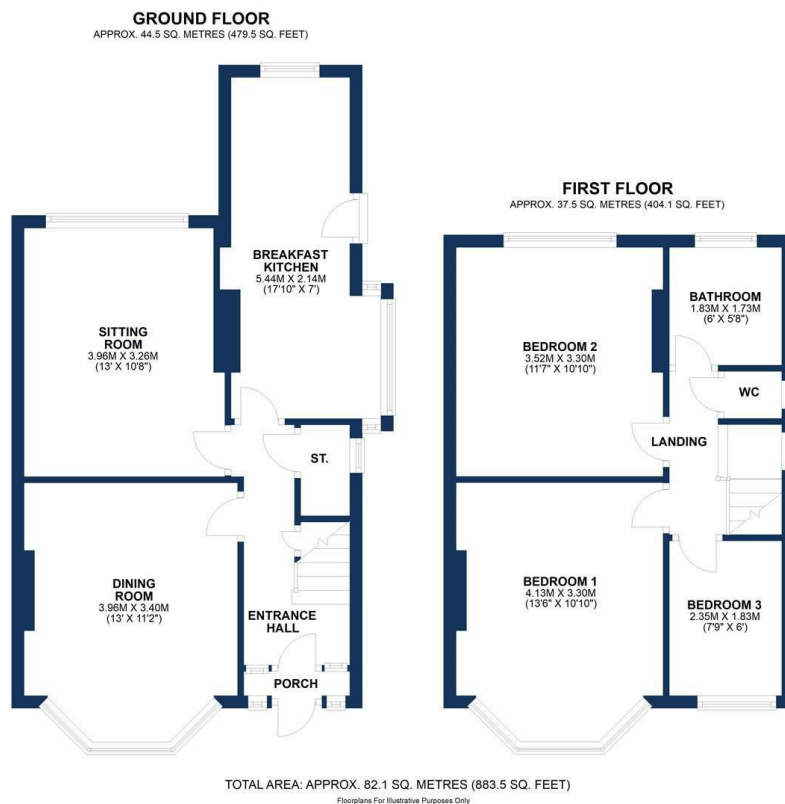
Band C

NOTE

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



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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