



92 RIDDINGS ROAD | TIMPERLEY

£375,000

\*\*\*NO ONWARD CHAIN\*\*\*FULL MODERNISATION REQUIRED\*\*\*A traditional bay fronted semi detached family home representing an exciting opportunity to remodel to individual taste and extend subject to any relevant permissions being obtained. The accommodation briefly comprises entrance hall, sitting room, dining room overlooking the gardens, kitchen with utility off, three bedrooms and bathroom with separate WC. To the front of the property the driveway provides off road parking and the gardens to the rear are laid mainly to lawn. Viewing is essential to appreciate the potential on offer.



**POSTCODE: WA15 6BU**

## DESCRIPTION

This traditional bay fronted semi detached family home is positioned in this sought after residential location and well placed for Timperley Metrolink station, in the catchment area of highly regarded primary and secondary schools and approximately 1 mile from the village centre with its range of individual shops, convenience stores and restaurants.

The property represents an exciting opportunity to remodel to individual taste and extend subject to obtaining the relevant permissions. The existing accommodation is approached via the welcoming entrance hall which provides access onto the leaded and stained glass bay fronted sitting room. Towards the rear is a separate dining room overlooking the gardens and the kitchen is also positioned to the rear and has a small utility room off with access to the side. To the first floor there are three bedrooms serviced by the bathroom with separate WC.

Towards the front of the property the driveway provides off road parking and there is access to the side and rear. To the rear the gardens are laid mainly to lawn.

A superb property with much further potential and ideally positioned.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door. Opaque window to the side. Spindle balustrade staircase to the first floor. Electric heater. Understairs storage cupboard with window to the side.

#### DINING ROOM

**13'9" x 10'10" (4.19m x 3.30m)**

Leaded and stained glass bay window to the front. Electric fireplace. Fitted storage cupboard. Picture rail.

#### SITTING ROOM

**14'1" x 9'11" (4.29m x 3.02m)**

Leaded and stained glass bay window to the rear. Wall mounted gas fire. Television aerial point. Picture rail.

#### KITCHEN

**8'8" x 6'6" (2.64m x 1.98m)**

With wall and base units. Stainless steel sink unit with drainer. Space for cooker. PVCu double glazed window to the side. Tiled splashback.

#### UTILITY

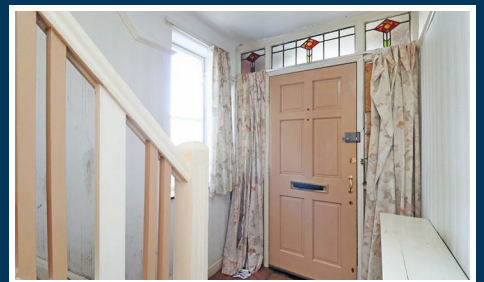
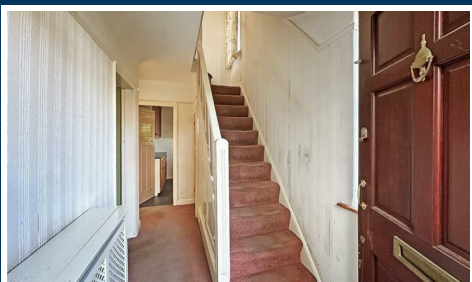
**7'1" x 6'6" (2.16m x 1.98m)**

With base unit. Belfast style sink unit. Door to the side. Tiled floor. Window to the rear.

### FIRST FLOOR

#### LANDING

Opaque window to the side. Storage cupboard.



## BEDROOM 1

13'10" x 10'10" (4.22m x 3.30m)

Leaded and stained glass bay window to the front. Picture rail.

## BEDROOM 2

11'9" x 9'11" (3.58m x 3.02m)

PVCu double glazed window to the rear. Fitted storage cupboard. Picture rail.

## BEDROOM 3

7'0" x 5'6" (2.13m x 1.68m)

Leaded and stained glass window to the front. Picture rail.

## BATHROOM

6'6" x 5'10" (1.98m x 1.78m)

With a suite comprising panelled bath with electric shower over and pedestal wash hand basin. Airing cupboard housing hot water cylinder. Opaque window to the rear. Half tiled walls.

## SEPARATE WC

With WC and opaque window to the side.

## OUTSIDE

To the front of the property the drive provides off road parking and there is access to the side and rear. To the rear the gardens are laid mainly to lawn.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

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.

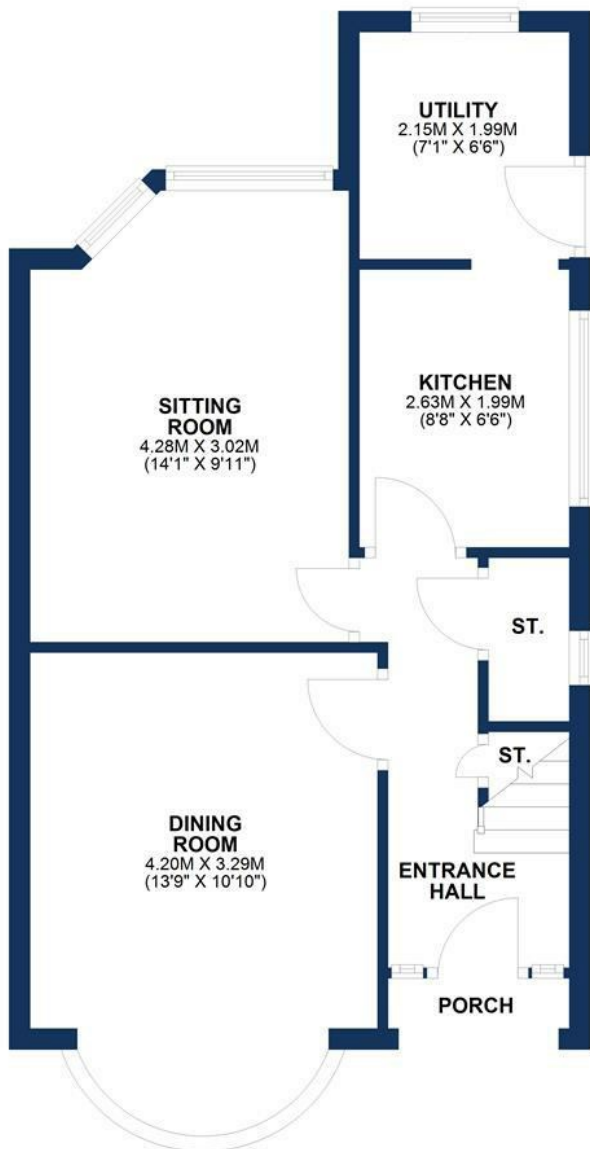


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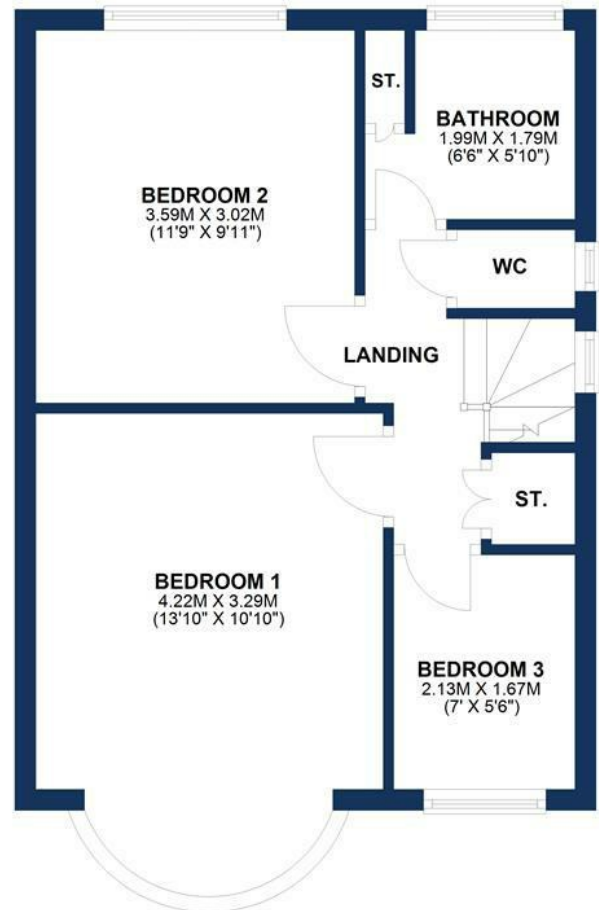
## GROUND FLOOR

APPROX. 43.5 SQ. METRES (468.6 SQ. FEET)



## FIRST FLOOR

APPROX. 37.4 SQ. METRES (402.1 SQ. FEET)



TOTAL AREA: APPROX. 80.9 SQ. METRES (870.7 SQ. FEET)

Floorplan for illustrative purposes only



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