



6 RIDDINGS ROAD | TIMPERLEY

OFFERS IN THE REGION OF £385,000

NO ONWARD CHAIN A beautifully maintained and presented semi detached family home in an ideal position within close proximity to outstanding primary and secondary schools plus Timperley Metrolink station and local shops on Park Road. The accommodation briefly comprises enclosed porch, open plan entrance hall/dining room with bay window to the front, sitting room overlooking the gardens at the rear, kitchen with door to the side, cloakroom/WC, three well proportioned bedrooms and family bathroom/WC. Externally there is ample off road parking within the driveway to the front whilst the rear incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 6BP

DESCRIPTION

Occupying an excellent position lying within the catchment area of highly regarded primary and secondary schools within easy reach and with Timperley Metrolink station providing a commuter service into Manchester and with local shops available on Park Road.

This property is a traditional semi detached family home presented to a high standard and beautifully maintained throughout. An enclosed porch leads onto the full width dining room which incorporates the original hallway and is approached via the original leaded and stained glass panelled front door. Positioned to the rear of the property is a separate sitting room with picture window overlooking the attractive rear gardens and with an adjacent extended kitchen with a comprehensive range of units and with door to the side. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three well proportioned bedrooms, the master benefitting from an attractive tiled fireplace and all bedrooms are served by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property double gates lead onto the flagged driveway providing off road parking and there is further gated access to the rear.

To the rear is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and with two water features.

A superb family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

DINING ROOM

17'1" x 13'7" (5.21m x 4.14m)

Running the full width of the property and incorporating the original hallway. Original leaded and stained glass panelled front door. PVCu double glazed bay window to the front. Electric fireplace. Spindle balustrade staircase to first floor. Radiator. Ceiling cornice. Understairs storage cupboard. Telephone point.

SITTING ROOM

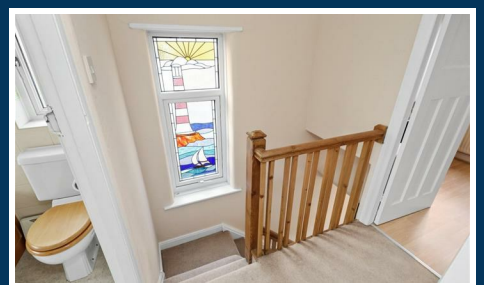
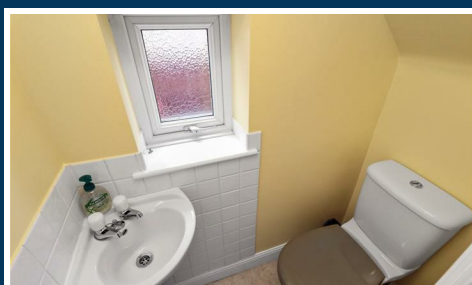
17'9" x 10'8" (5.41m x 3.25m)

With a focal point of an gas fireplace. Picture PVCu double glazed window to the rear. Radiator. Television aerial point.

KITCHEN

17'6" x 8'0" (5.33m x 2.44m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating a stainless steel sink unit with drainer plus additional circular bowl stainless steel sink. Space for cooker, fridge freezer and plumbing for washing machine. Wall mounted combination gas central heating boiler. PVCu double glazed windows to the side and rear. Composite door to the side. Radiator. Tiled splashback.



CLOAKROOM

With WC and wash hand basin. Tiled splashback. Opaque PVCu double glazed window to the side. Extractor fan.

FIRST FLOOR

LANDING

Leaded and stained effect PVCu double glazed window to the side.

BEDROOM 1

13'8" x 10'10" (4.17m x 3.30m)

With PVCu double glazed bay window to the front. Original tiled fireplace and hearth. Pull down ladder to boarded loft space. Laminate flooring. Picture rail. Radiator.

BEDROOM 2

11'5" x 10'9" (3.48m x 3.28m)

PVCu double glazed window to the rear. Radiator. Telephone point.

BEDROOM 3

7'7" x 5'10" (2.31m x 1.78m)

PVCu double glazed window to the front. Radiator. Telephone point. Laminate flooring.

BATHROOM

8'4" x 5'11" (2.54m x 1.80m)

Fitted with a white suite with chrome fittings comprising panelled bath with shower over, wash hand basin and WC. Opaque PVCu double glazed windows to the side and rear. Part tiled walls. Recessed low voltage lighting. Heated towel rail. Airing cupboard.

OUTSIDE

To the front of the property double gates lead onto the driveway providing off road parking with mature hedge and fence borders and there are further gates leading onto the rear. To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond with well stocked borders and two water features.

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

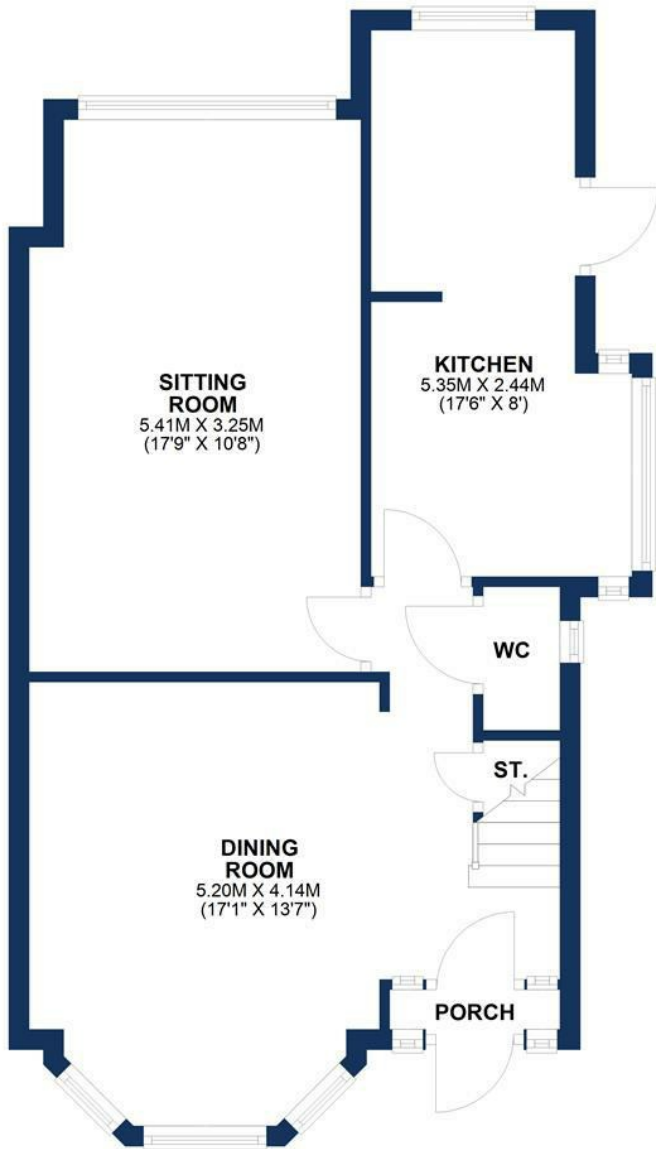
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 51.4 SQ. METRES (552.9 SQ. FEET)



FIRST FLOOR

APPROX. 39.1 SQ. METRES (420.5 SQ. FEET)



TOTAL AREA: APPROX. 90.4 SQ. METRES (973.3 SQ. FEET)

Floorplan for illustrative purposes only



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