



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**46 RIDDINGS ROAD, WA15 6BP**  
**£785,000**



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## DESCRIPTION

EXCEPTIONAL INVESTMENT OPPORTUNITY – FREEHOLD BLOCK OF FOUR SELF-CONTAINED APARTMENTS IN PRIME TIMPERLEY LOCATION.

An outstanding opportunity to acquire a fully self-contained freehold building comprising four two-bedroom apartments, each with its own private entrance, metered services, and garage. Situated in a highly sought-after residential area, just a short stroll from Timperley Metrolink station and within the catchment area of excellent local schools, this property offers strong rental appeal and long-term capital growth potential.

The apartments are set over two floors and share a well-maintained communal garden to the rear, along with ample off-road parking and four individual garages. Each apartment benefits from independent heating systems, UPVC double glazing, individual alarm systems, and utility meters.

Currently offered with vacant possession, all existing tenants are on Assured Shorthold Tenancies and have expressed a desire to remain, presenting an immediate opportunity for stable rental income.

The property also offers flexibility for future resale, with the option to split the title and sell the apartments individually as leasehold units (subject to legal process).

## KEY FEATURES

- Prime Timperley location close to Metrolink and excellent schools
- Each apartment with private entrance, separate meters, and services
- Shared rear garden
- Potential to split title and sell individually
- Freehold building comprising four two-bedroom apartments
- Four garages and generous off-road parking
- Council Tax Band A for all apartments
- Sold with vacant possession – tenants keen to remain

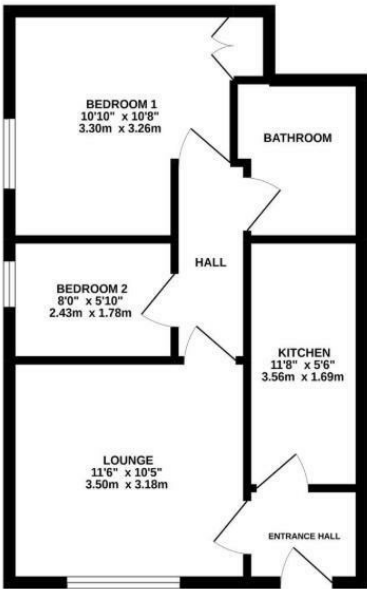








GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 442 sq.ft. (41.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Lettingia 12282



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
WWW.ASHWORTHHOLME.CO.UK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC