IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

9 RIDDINGS ROAD | TIMPERLEY

OFFERS OVER £425,000

NO ONWARD CHAIN A superb opportunity to purchase a detached family home in an ideal location offering any prospective purchaser the opportunity to re-model to individual taste and extend to any relevant permissions being obtained. The accommodation briefly comprises recessed porch, entrance hall, full depth sitting/dining room with doors onto the rear gardens, breakfast kitchen with door to the conservatory which in turn leads onto the rear gardens, three well proportioned bedrooms and bathroom with separate WC to the first floor. Ample off road parking to the front and side plus attached garage. There are superb rear gardens laid mainly to lawn and benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6BW

DESCRIPTION

This detached family home is superbly proportioned and occupies and enviable plot and represents and exciting opportunity to re-model to individual taste subject to any relevant permissions being obtained.

The existing accommodation is approached via a recessed porch leading onto the welcoming entrance hall. Off the entrance hall there is access to the full depth sitting/dining room with double doors leading onto the westerly facing gardens at the rear. Adjacent to the reception rooms is the breakfast kitchen fitted with a comprehensive range of wood fronted units and with a door leading onto the conservatory. The conservatory then has double doors leading onto the westerly facing rear gardens.

To the first floor there are three well proportioned bedrooms, the principle benefitting from fitted wardrobes and all are serviced by the family bathroom with separate WC.

Externally there is ample off road parking within the driveway which also provides access to the attached garage and up and over door to the front and door to the rear. The rear gardens incorporate a patio seating area with extensive lawns beyond with a high degree of privacy and benefit from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools. There is easy access to Timperley village centre and Timperley Metrolink station providing a commuter service into Manchester and Altrincham town centre is a little further distant. There are local shops available on Riddings Road, Park Road, Moss Lane and Woodhouse Lane East.

An exciting opportunity and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

PVCu double glazed front door. Radiator. Spindle balustrade staircase to first floor. Under stairs storage cupboard. Cloaks cupboard.

SITTING/DINING ROOM

25'0" x 12'8" (7.62m x 3.86m)

Double glazed bay window to the front. Inglenook housing a gas fire on a tiled hearth and flanked by opaque PVCu double glazed windows. Radiator. Double doors to the rear garden. Ceiling cornice.

BREAKFAST KITCHEN

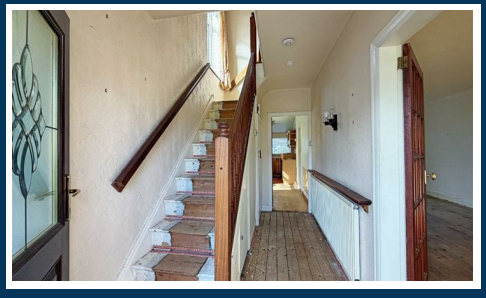
17'9" x 7'11" (5.41m x 2.41m)

Fitted with a range of natural wood fronted units with work surface over incorporating stainless steel sink unit with drainer. Space for all appliances. PVCu double glazed windows to the side and rear. Space for table and chairs. Radiator. Tiled splashback. Part tiled walls. Part tiled floor. Telephone point. PVCu double glazed door to:

CONSERVATORY

12'8" x 9'11" (3.86m x 3.02m)

PVCu double glazed double doors to the rear garden. Tiled floor. Television aerial point.



FIRST FLOOR

LANDING
Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1
13'5" x 10'8" (4.09m x 3.25m)
Double glazed bay window to the front. Fitted wardrobes. Radiator.

BEDROOM 2
11'8" x 10'8" (3.56m x 3.25m)
Double glazed window overlooking the rear garden. Radiator.

BEDROOM 3
7'7" x 6'2" (2.31m x 1.88m)
PVCu double glazed window to the front. Storage cupboard. Radiator.

BATHROOM
6'0" x 5'7" (1.83m x 1.70m)
With panelled bath and pedestal wash basin. Opaque PVCu double glazed window to the rear. Tiled walls. Radiator. Storage cupboard.

WC
With opaque PVCu double glazed window to the side and WC.

OUTSIDE
To the front of the property there is ample off road parking within the driveway which also provides access to the attached garage. The garage has an up and over door plus light and power and also houses the wall mounted combination gas central heating boiler.

Immediately to the rear and accessed via the conservatory is a patio seating area with extensive lawns beyond with a high degree of privacy and benefitting from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

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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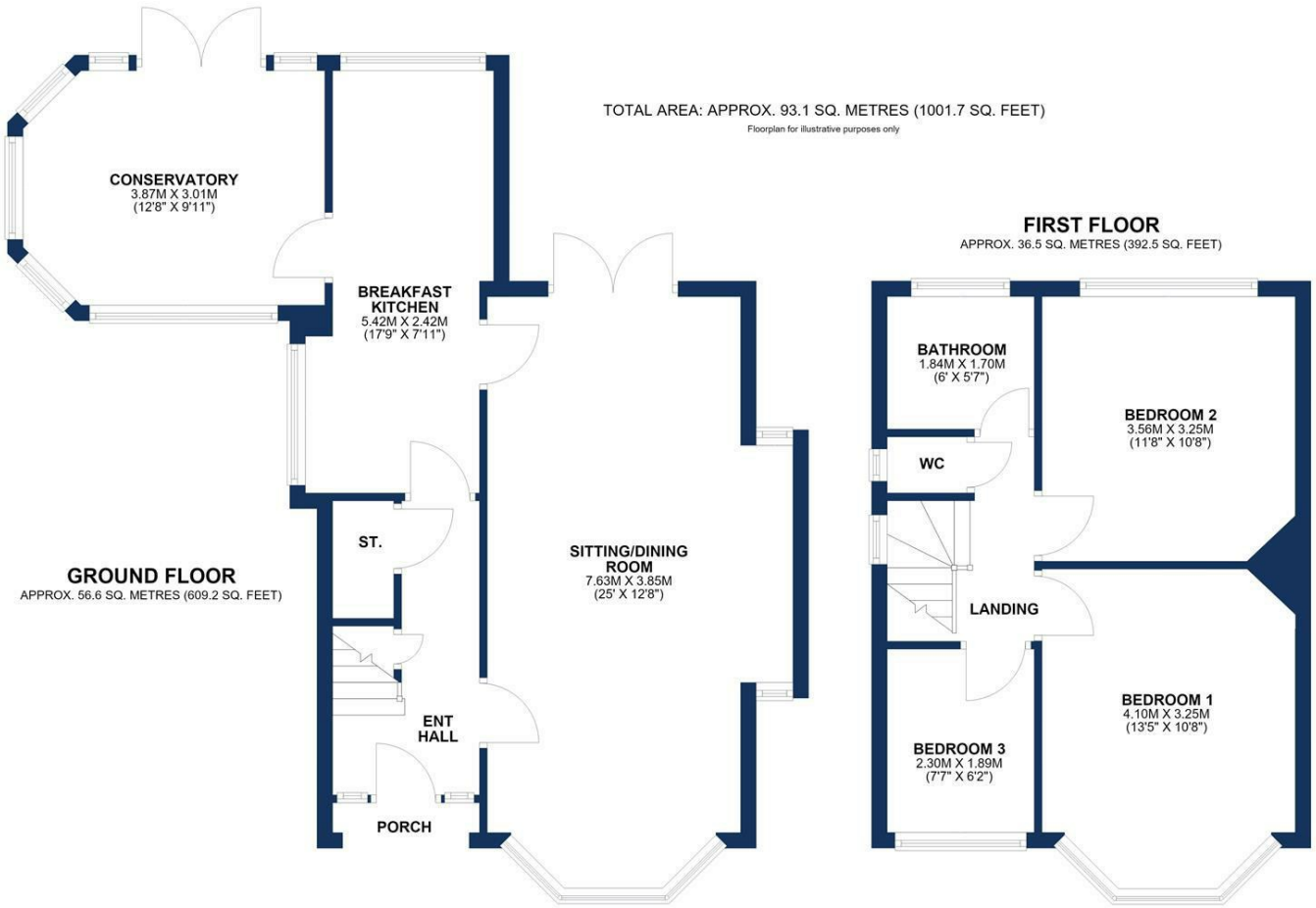

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