

## Ridgeway Road, Altrincham, WA15



Charming Two-Bedroom Cottage-Style Mews Home in Timperley close to Hale/Altrincham in a sought after area. This delightful house is in the sought-after area of Timperley and has been recently redecorated creating a fresh and welcoming home. The property has undergone thoughtful renovation, including the installation of a modern fitted kitchen and a convenient downstairs WC. The spacious open-plan living and dining area is filled with natural light, to create a bright and inviting living space ideal for both relaxing and entertaining. To the rear, the kitchen opens into a useful sun room, providing additional versatile space and direct access to the rear garden and patio area. Upstairs, the property offers a generous family bathroom with shower, along with two well-proportioned double bedrooms. Externally, the property boasts a good-sized patio area, an outbuilding with extra storage, and vehicle access to the rear. Beyond this lies a large, well-maintained garden.

**OIRO £375,000**

## PORCH

You enter the property via a porch through a UPVC door with a side UPVC window. The porch features tiled flooring and a central ceiling light fitting, and also houses the gas meter.



## MAIN HALLWAY

The property welcomes you into a good-sized hallway featuring newly fitted wooden flooring. Stairs lead to the first floor and are fitted with new carpets. There is a wall-mounted radiator, and a useful storage cupboard beneath the stairs which houses the electric meter.



## LIVING ROOM

*3.40m (11' 2") x 4.34m (14' 3")*

A spacious living room with newly fitted wooden flooring throughout and a feature gas fireplace with an ornate mantelpiece. This bright and welcoming space benefits from a bay UPVC leded window that allows plenty of natural light to flood the room. The living area opens into the dining area, with a wall-mounted radiator and central ceiling light. Charming bespoke alcove shelving and cupboards have been built into the chimney breast, providing additional storage.



## DINING ROOM

*3.30m (10' 10") x 3.94m (12' 11")*

From the lounge, the room extends into a bright open dining area with access to the open-plan kitchen. This space features a decorative fireplace with side alcove cupboards, newly fitted wooden flooring, and UPVC double-glazed leded windows overlooking the rear patio area. A side breakfast bar provides a practical and sociable dining space. Spotlights to the ceiling.



## KITCHEN

*1.79m (5' 10") x 3.06m (10' 0")*

This newly fitted modern kitchen comprises white high-gloss base and wall units, a new gas cooker with hob, and space for a freestanding fridge freezer. The wooden flooring continues through from the dining room, creating a seamless finish, and the ceiling is fitted with spotlights. This bright room benefits from natural light from the adjoining sun room and UPVC double-glazed leded windows.



## DOWNSTAIRS WC

*1.80m (5' 11") x .71m (2' 4")*

A very convenient downstairs WC with hand basin, featuring newly fitted wooden flooring and freshly painted walls.

## STAIRS AND LANDING

Newly carpeted stairs take you to the first floor where there is a small landing area, skylight and access to the bedrooms.

## MASTER BEDROOM

*5.17m (16' 12") x 3.32m (10' 11")*

An impressive and generously sized double bedroom with dual-aspect

uPVC double-glazed leaded windows, allowing an abundance of natural light to fill the space. The room is complemented by newly laid carpets and convenient built-in storage cupboards. Additional features include a central ceiling light fitting and a wall-mounted radiator.

## **BEDROOM 2**

*2.91m (9' 7") x 3.97m (13' 0")*

A well-proportioned double bedroom with newly fitted carpets and a generous selection of built-in wardrobes, offering superb storage solutions. A uPVC double-glazed leaded window provides views over the rear garden, while a wall-mounted radiator and central ceiling light fitting add comfort and practicality.

## **BATHROOM/SHOWER ROOM**

*2.12m (6' 11") x 3.03m (9' 11")*

The bathroom comprises a large corner shower cubicle, wash hand basin, WC, heated towel rail and useful storage cupboards. The room is carpeted and benefits from a central ceiling light fitting and a uPVC double-glazed leaded window providing natural light.

## **GARDENS AND PATIO AREAS**

The property benefits from shared rear vehicular access providing parking for one car. A spacious patio area positioned to the side and in front of the sun room creates a perfect setting for al fresco dining. The impressive rear garden is mainly laid to lawn with established shrubs, and also features a paved area with further shrubs at the far end.





**Ground Floor**

**First Floor**

Total Area: 89.8 m<sup>2</sup> ... 966 ft<sup>2</sup>

All measurements are approximate and for display purposes only