



ASHWORTH HOLME
Sales · Lettings · Property Management



13 RIDLEY DRIVE, WA14 5BG
£635,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED AND SUBSTANTIALLY EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING A GENEROUS CORNER PLOT WITHIN ONE OF TIMPERLEY'S MOST SOUGHT-AFTER RESIDENTIAL LOCATIONS.

Occupying a generous corner plot in a highly desirable residential setting, this beautifully presented family home has been substantially extended to both the ground and first floors, creating spacious and versatile accommodation perfectly suited to modern family living. Combining generous proportions with an excellent layout, the property offers a home ready to move straight into.

A particular feature is the superb range of living space, providing excellent flexibility for growing families with three separate reception rooms that can easily adapt to changing needs, whether for entertaining, relaxing, children's play space or working from home. The well-appointed kitchen is complemented by a practical utility room, whilst the overall layout has been thoughtfully designed with everyday family life in mind. To the first floor, the accommodation continues to impress with three generous double bedrooms, including a spacious principal bedroom complete with en-suite shower room, together with a well-proportioned fourth bedroom currently utilised as a home office.

The location is equally appealing, being within easy walking distance of Timperley Metrolink Station, providing convenient access to Manchester city centre and beyond. Families are particularly well catered for, with the property falling within the catchment area for an exceptional choice of schools including St Hugh's Catholic Primary School, Park Road Academy Primary School, Wellington School and the highly regarded Trafford Grammar Schools.

KEY FEATURES

- Substantially Extended Semi-Detached Home
- Three Versatile Reception Rooms
- Utility Room & Ground Floor WC
- Walk to Timperley Metrolink
- Four Bedrooms Including 3 x Doubles
- Principal Bedroom with En-Suite
- Generous Corner Plot Position
- Excellent School Catchments

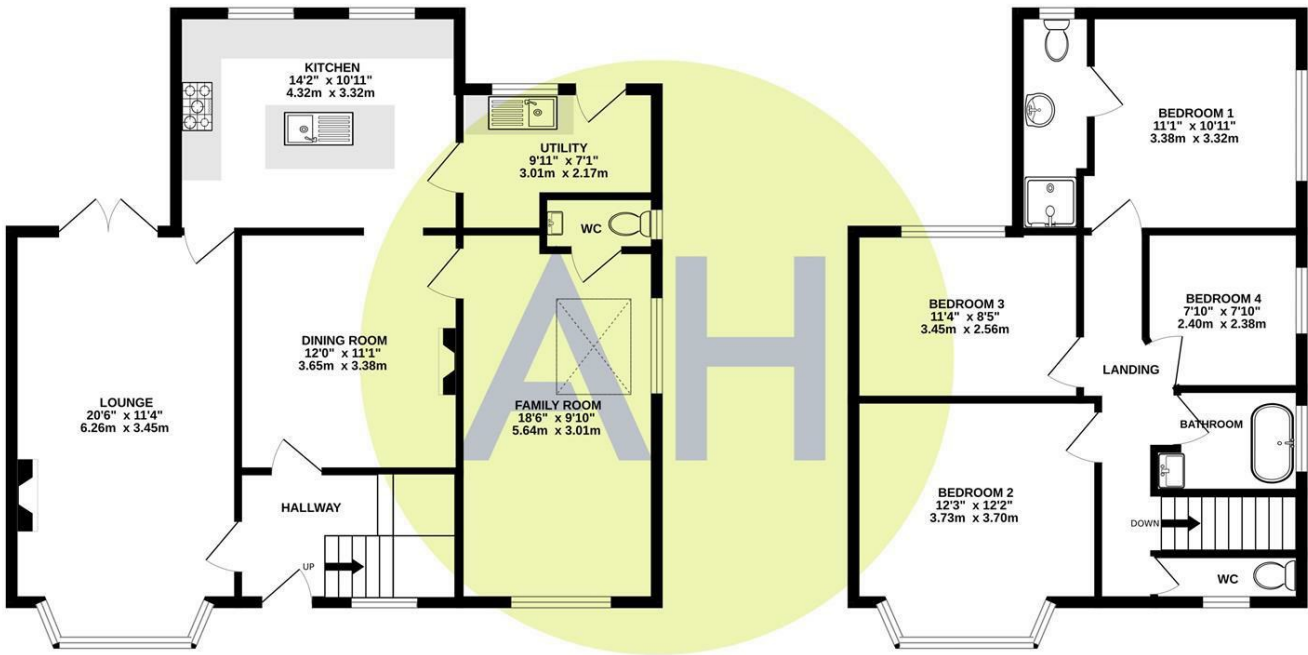






GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.

1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ASHWORTH HOLME

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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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	