



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 an 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

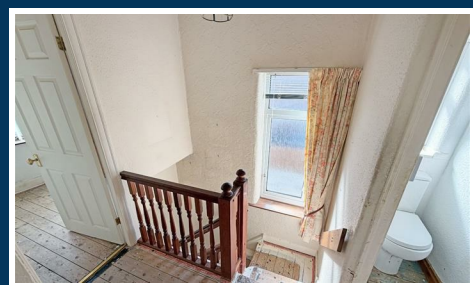
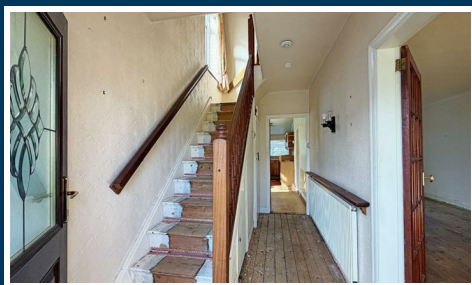
17'9" x 7'11" (5.41m x 2.41m)

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

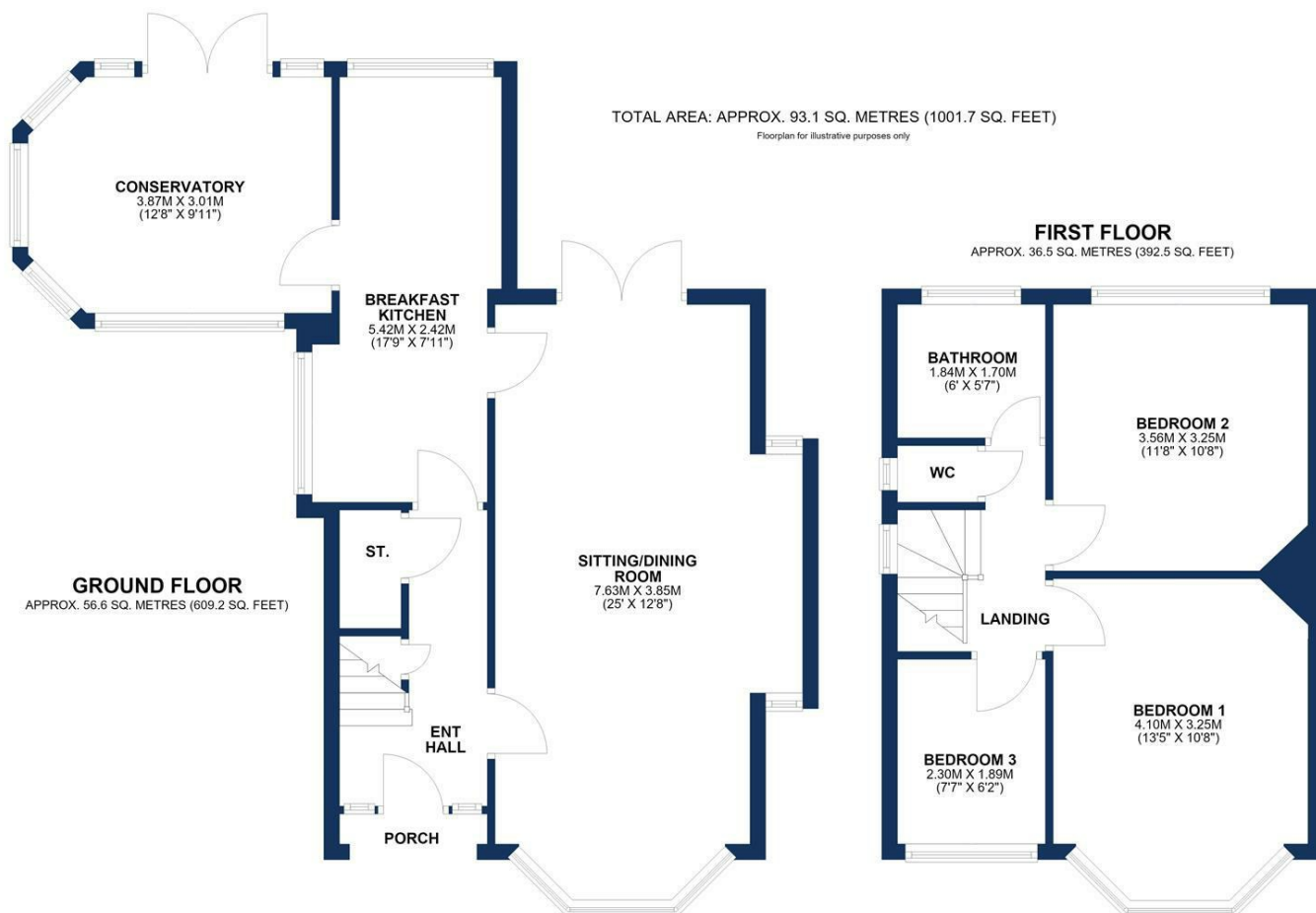
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



HALE BARNs

292 HALE ROAD, HALE BARNs
 CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
 HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
 CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM