



## 19 RIDDINGS COURT | TIMPERLEY

OFFERS OVER £525,000

\*\*\* NO ONWARD CHAIN \*\*\* A superbly proportioned link detached family home in a sought after location within walking distance of Timperley Metrolink station. The accommodation briefly comprises enclosed porch, entrance hall, study/play room, superbly proportioned living room with dining room off plus secondary sitting room with doors onto the rear gardens, fitted breakfast kitchen with access to a ground floor shower room/WC. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are two further double bedrooms serviced by the family bathroom/WC. Viewing is highly recommended.

POSTCODE: WA15 6BG

## DESCRIPTION

A superbly proportioned detached family house nestled within a quiet cul-de-sac in an ideal location within the catchment area of highly regarded primary and secondary schools and within walking distance of Timperley metrolink station and with local shops on Park Road. The accommodation is well presented and superbly proportioned throughout and an enclosed porch leads onto the entrance hall which in turn provides access onto the excellent front living room to one side and also a study/play room to the other. Towards the rear of the property there is a separate dining room with adjacent sitting room both of which benefit from doors leading onto the rear gardens. The ground floor accommodation is completed by a breakfast kitchen with door to the rear gardens and also access to a shower room/WC.

To the first floor the master bedroom benefits from an ensuite shower room/WC and there are two further double bedrooms serviced by the family bathroom/WC.

Externally there is off road parking within the driveway with adjacent lawned gardens that continue to the side where there is gated access to the rear. To the rear the gardens are laid mainly to lawn and incorporate a patio seating area.

Viewing is highly recommended to appreciate the proportions of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door.

#### ENTRANCE HALL

PVCu doubled glazed front door. Stairs to first floor. Under stairs storage cupboard. Laminate flooring.

#### STUDY/PLAY ROOM

11'7" x 7'9" (3.53 x 2.36)

With PVCu double glazed window to the front. Laminate flooring. Meter cupboard.

#### LIVING ROOM

22'2" x 15'9" (6.76 x 4.80)

A superb main reception room with two PVCu double glazed windows to the front. Laminate flooring. Recessed low voltage lighting. Two radiators. Television aerial point.

#### DINING ROOM

11'10" x 8'11" (3.61 x 2.72)

With sliding PVCu double glazed doors to the rear gardens. Laminate flooring. Radiator.

#### SITTING ROOM

11'10" x 10'10" (3.61 x 3.30)

With sliding PVCu double glazed door to the rear gardens. Laminate flooring. Radiator. Loft access hatch.



## BREAKFAST KITCHEN

16'2" x 14'5" (4.93 x 4.39)

Fitted with a comprehensive range of grey high gloss wall and base units with work surfaces over incorporating 1½ bowl stainless steel sink unit with drainer and breakfast bar. Integrated NEFF double oven/grill plus AEG induction hob with adjacent gas burner and stainless steel extractor hood. Tiled splash back. Tiled floor. Space for American style fridge freezer. Integrated dishwasher. Plumbing for washing machine. PVCu double glazed window overlooks the rear gardens and door provides access to the rear gardens. Recessed low voltage lighting. Two radiators.

## SHOWER ROOM

7'7" x 6'8" (2.31 x 2.03)

With a suite comprising tiled shower cubicle, WC and wash hand basin. Heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled walls and floor.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM ONE

12'9" x 10'3" (3.89 x 3.12)

PVCu double glazed window to the front. Television aerial point.

### EN-SUITE

5'2" x 4'10" (1.57 x 1.47)

With a suite comprising tiled shower cubicle, WC and wash hand basin. Opaque PVCu double glazed window to the side. Tiled walls. Recessed low voltage lighting. Extractor fan.

### BEDROOM TWO

11'10" x 8'5" (3.61 x 2.57)

PVCu double glazed window to the rear. Television aerial point.

### BEDROOM THREE

11'10" x 8'4" (3.61 x 2.54)

PVCu double glazed window to the rear. Television aerial point.

## BATHROOM

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, WC and wash hand basin. Heated towel rail. Tiled walls. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the block paved drive provides off road parking and has adjacent lawned gardens and gated access leads to the side. To the side and rear there are lawned gardens which also incorporate a patio seating area. External water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession on completion.

## COUNCIL TAX

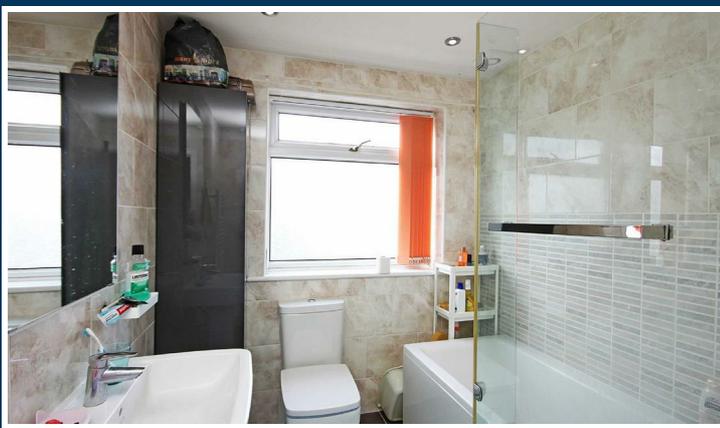
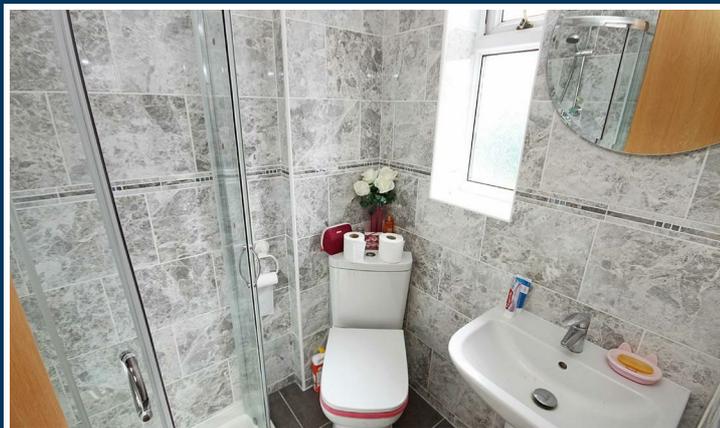
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## TENURE

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

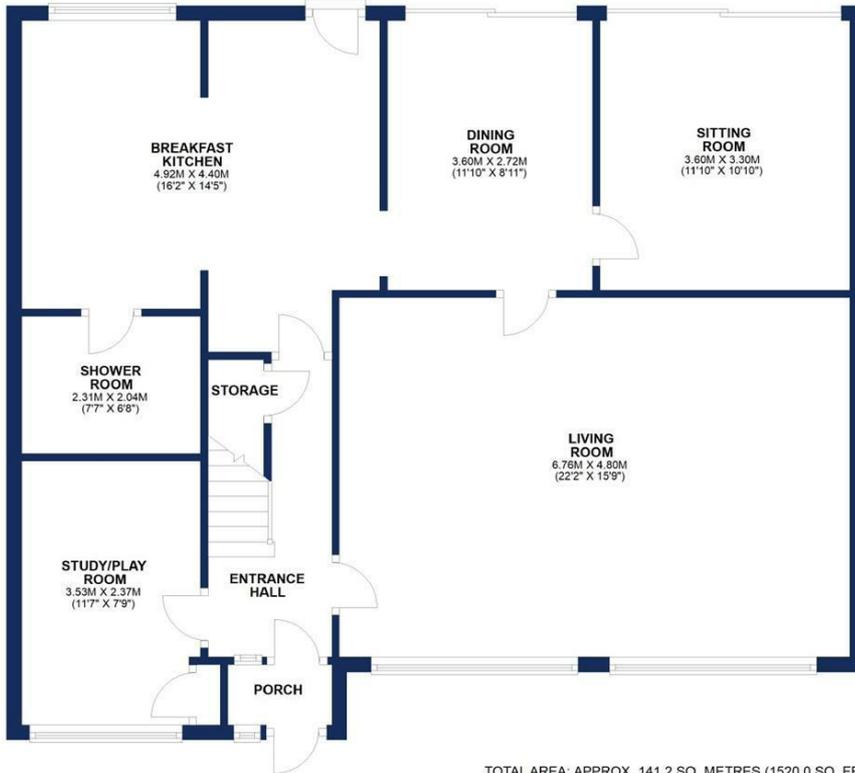
## NOTE

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



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**GROUND FLOOR**  
APPROX. 97.0 SQ. METRES (1043.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 44.2 SQ. METRES (476.1 SQ. FEET)



TOTAL AREA: APPROX. 141.2 SQ. METRES (1520.0 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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