



92A RIDDINGS ROAD | TIMPERLEY

£375,000

NO ONWARD CHAIN A traditional semi detached family home in a sought after location beautifully maintained but still representing the opportunity for any prospective purchaser to re-model to individual taste and subject to the relevant permissions being obtained. The accommodation briefly comprises welcoming entrance hall, front dining room plus separate sitting room to the rear with doors onto the rear gardens, cloakroom/WC, fitted kitchen, three bedrooms and bathroom plus separate WC to the first floor. To the front of the property double gates lead to the flagged driveway providing off road parking and there is gated access to the rear. Towards the rear is a garage and the gardens incorporate a patio seating area with delightful lawns beyond enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 6BU

DESCRIPTION

This traditional semi detached family home occupies an enviable position within walking distance of Timperley Metrolink station and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is well proportioned throughout and offers improvement by way of extension subject to the relevant permissions being obtained. The existing accommodation is approached via the welcoming entrance hall which provides access onto the dining room at the front whilst to the rear is a sitting room with a focal point of a recessed fireplace with brick hearth and with sliding doors leading onto the attractive rear gardens. Cloakroom/WC. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of natural wood units and with space for all appliances and with door providing access to the side. To the first floor there are three well proportioned bedrooms serviced by the bathroom with separate WC.

To the front of the property double gates lead onto a flagged driveway providing off road parking and there is gated access towards the rear. The driveway continues to the rear leading to the garage with double doors to the front, light and power. The rear gardens incorporate a patio seating area with delightful lawns beyond all enjoying a high degree of privacy.

A superb opportunity in an ideal location and viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Opaque PVCu double glazed window to the side. Radiator. Stairs to first floor. Picture rail.

CLOAKROOM/WC

With WC and wash hand basin. Opaque PVCu double glazed window to the side.

DINING ROOM

13'9 x 10'9 (4.19m x 3.28m)

PVCu double glazed bay window to the front. Fireplace with tiled surround and hearth. Television aerial point. Telephone point. Radiator.

SITTING ROOM

11'7 x 9'10 (3.53m x 3.00m)

With a focal point of a recessed fireplace with brick hearth. Sliding PVCu double glazed door to the rear garden. Radiator.

KITCHEN

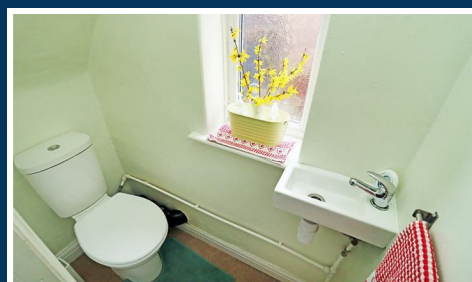
18'5 x 6'3 (5.61m x 1.91m)

Fitted with a range of natural wood units. 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker, fridge freezer and plumbing for washing machine. PVCu double glazed windows to the side and rear. Composite door to the side. Stripped floorboards to the dining area and tiled floor to the working kitchen. Wall mounted gas central heating boiler.

FIRST FLOOR

LANDING

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



BEDROOM 1

14'3 x 10'9 (4.34m x 3.28m)

PVCu double glazed bay window to the front with leaded and stained effect toplights. Fitted wardrobes, overhead cupboard and drawers plus matching bedside cabinets. Radiator. Picture rail.

BEDROOM 2

11'9 x 9'10 (3.58m x 3.00m)

PVCu double glazed window overlooking the rear garden. Radiator. Picture rail.

BEDROOM 3

7'4 x 5'6 (2.24m x 1.68m)

PVCu double glazed window to the front with leaded and stained effect toplights. Radiator.

BATHROOM

6'5 x 5'10 (1.96m x 1.78m)

With panelled bath with electric shower over and vanity wash basin. Radiator. Tiled walls. Opaque PVCu double glazed window to the rear.

SEPARATE WC

With low level WC and opaque PVCu double glazed window to the side. Half tiled walls.

OUTSIDE

To the front of the property double gates lead to the flagged driveway providing off road parking and there is gated access towards the rear. To the rear is a detached garage with light and power and double doors to the front.

The rear gardens incorporate a patio seating area with lawns beyond all enjoying a high degree of privacy. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

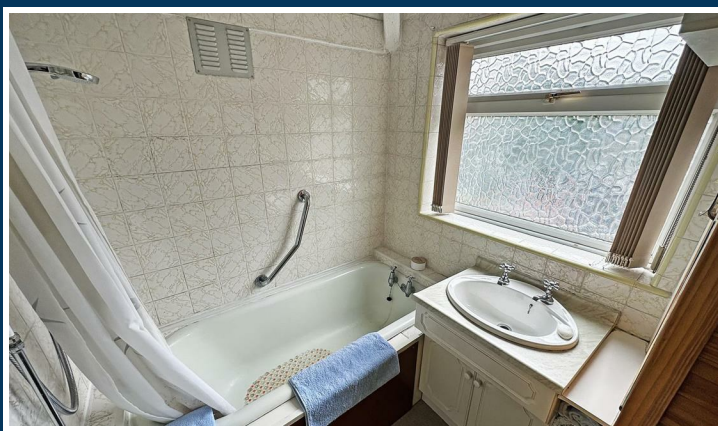
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TENURE

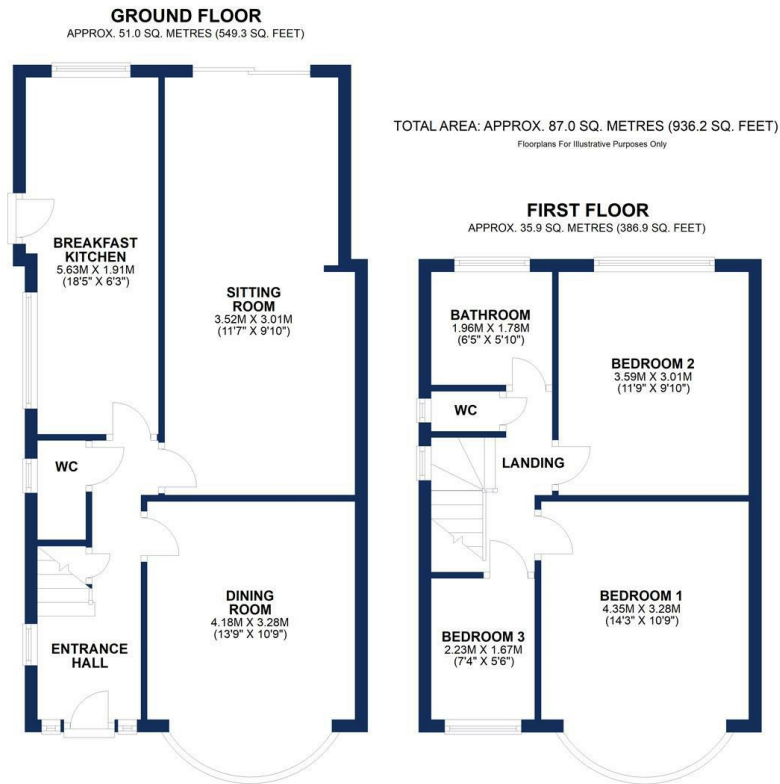
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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