



****A WELL PRESENTED AND EXTENDED SEMI DETACHED FAMILY HOME!***** This **SPACIOUS FOUR BEDROOM HOME** has previously had a double storey extension to the rear and benefits from **TWO** reception rooms, one measuring 21FT, 18FT fully fitted modern kitchen, a modern fitted bathroom and W.C, three double bedrooms and a further bedroom currently used as a home office, off road parking to the front, a huge sunny rear garden with a sunny patio and a detached garage with power!!! The property is gas central heated and double glazed throughout and has had a full re-wire in February 2023!!! Located in a very popular part of Timperley, the property is within walking distance to Timperley Village, Timperley Metrolink, Heyes Lane Primary school, St Hughes Primary school and Secondary schools. Within easy access of M56, M60 and Manchester city centre plus Manchester Airport and Wythenshawe Hospital. A traditional 1930's semi detached home that have been re-modelled to provide ample space for the modern family. If you're looking for a spacious home within a popular location then contact the office today to book your appointment!!



Entrance Hallway

Upvc front door, laminate flooring, ceiling light point, wall mounted radiator and carpeted stairs to the first floor. Two understairs cupboards.

Reception room one 11' 4" x 10' 8" (3.442m x 3.260m)

Laminate flooring, double glazed bay window to the front, ceiling light point, wall mounted radiator and plug points.

Reception room two 21' 2" x 9' 0" (6.458m x 2.741m)

Engineered oak flooring, ceiling light point, wall mounted radiator, double glazed window to the side, plug and television points, gas stove and double glazed patio doors onto the rear garden.

Kitchen 18' 4" x 6' 6" (5.597m x 1.989m)

A fully fitted modern style kitchen with a range of wall and base unit gloss units with contrasting roll work top. Vinyl flooring, ceiling spot lights, wall mounted radiator, double glazed window to the side and double glazed patio doors to the rear garden. Integrated washing machine, microwave, dishwasher, induction hob, oven and space for a fridge freezer. Sink with drainer and mixer tap and tiled splash back.

First Floor Landing

Carpeted flooring, double glazed window to the side, decorative paneling and lost hatch access. Fully boarded loft with a drop down ladder and a light.

Bedroom one 13' 8" x 10' 6" (4.159m x 3.292m)

Carpeted flooring, double glazed bay window to the front, ceiling light point, wall mounted radiator and plug points.

Bedroom two 15' 6" x 6' 10" (4.729m x 2.095m)

Carpeted flooring, two double glazed windows one to the side and one to the rear, two ceiling light points, wall mounted electric heater, built in storage and plug points.

Bedroom three 11' 2" x 9' 11" (3.394m x 3.028m)

Carpeted flooring, two ceiling light points, double glazed window to the rear, wall mounted radiator and plug points.

Bedroom four 8' 4" x 6' 1" (2.547m x 1.856m)

Laminate flooring, double glazed window to the front, ceiling light point wall mounted radiator and plug points. Currently used as a home office.

Family Bathroom 6' 6" x 5' 5" (1.976m x 1.663m)

Bath with shower over. Large vanity unit with sink, fully tiled walls, ceiling spot lights and chrome wall mounted towel radiator.

W.C 3' 1" x 2' 4" (0.930m x 0.705m)

Pedestal W.C, tiled, ceiling light point and double glazed window to the side.

Externally

To the front there is a spacious block paved driveway with a low maintenance hedge suitable for offer road parking for a couple of cars. Wooden double gates to access the rear garden. To the rear there is a large, sunny garden with a patio area, large lawn with mature flower beds and a detached garage with power.



Thompson's
Estate Agents

Riddings Road
Timperley WA15 6BS

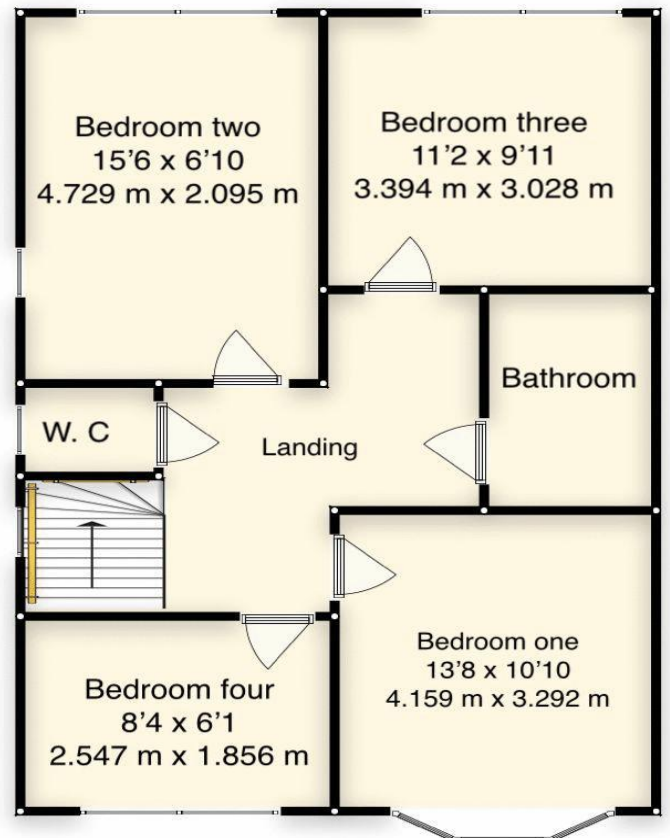
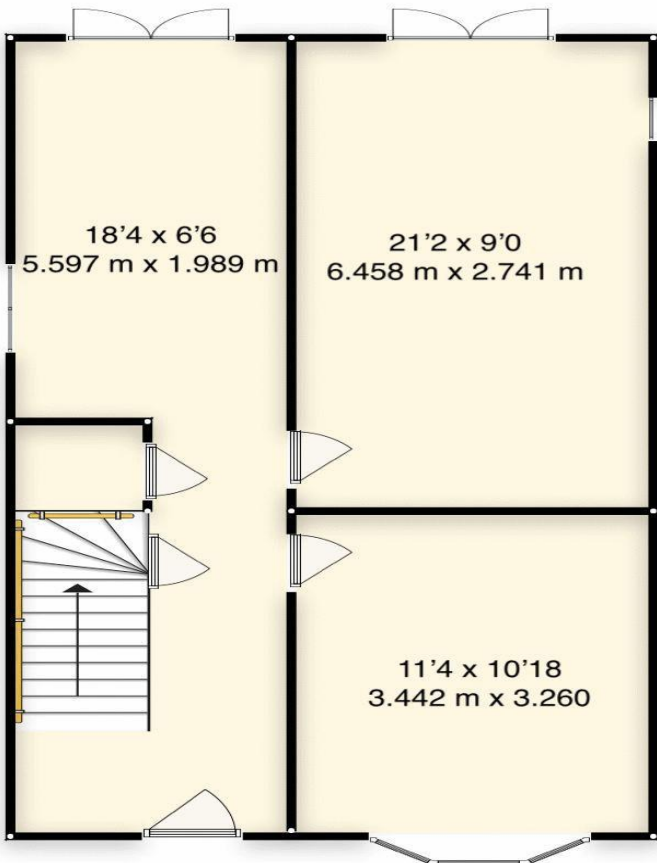


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Energy performance certificate (EPC)

85 Riddings Road
Timperley
ALTRINCHAM
WA15 6BS

Energy rating

D

Valid until: **15 August 2033**

Certificate number: 2417-0328-6110-0875-6292

Property type Semi-detached house

Total floor area 101 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

