



Ridley Drive, Timperley, WA14
Asking Price of £450,000



Property Features

- Three Double Bedroom Detached House
- Chain Free Sale
- Off-Road Parking and Garage
- Scope for Extension to Side and Rear
- Private Rear Garden
- Less Than 10 Minutes Walk to Timperley Metrolink Station
- Five Minutes Walk to Park Road School
- In Catchment for Trafford Grammar Schools
- Modern Combi Boiler
- The Only Detached Property on the Road

Full Description

This charming detached three-bedroom property is brimming with potential, offering an exciting opportunity for those looking to create their ideal home. While it is in need of modernisation, the spacious layout provides a perfect blank canvas for renovation. The property features a welcoming entrance hall, leading to a generously sized living room with large bay windows that flood the space with natural light. A separate dining room offers versatility, perfect for family gatherings or entertaining guests.

Upstairs, the home boasts three well-proportioned bedrooms, each offering plenty of space for customisation.

Outside, the property benefits from a generous rear garden with plenty of scope for landscaping or extension. A detached garage and off-street parking add to the convenience. Located in a highly sought-after area, this home is close to excellent local amenities. It also falls within the catchment area of highly regarded schools, making it an ideal choice for families. With its convenient location and great potential, this property is perfect for those looking to invest in a home with room to grow and develop.



LOUNGE

17' 0" x 11' 3" (5.16m x 3.46m)

The lounge is accessed from the entrance hall and features a large uPVC double-glazed bay windows to the front aspect that fills the space with natural light. It boasts carpeted flooring, a single panel radiator, a gas fire, and is fitted with a pendant light fitting, as well as television and telephone points.



DINING ROOM

13' 8" x 11' 2" (4.97m x 3.41m)

The dining room, which can be accessed from the entrance hall, has a rear aspect double-glazed window that offers views of the rear garden. This room has carpeted flooring, recessed spotlighting, a single-panel radiator, and a gas fire. The kitchen is accessible from the dining room through a wood-panelled door.



KITCHEN

11' 3" x 7' 4" (3.46m x 2.26m)

The kitchen can be accessed from the dining room through a wood-panelled door, with another door leading to the rear garden. There are two uPVC double-glazed windows at the rear, fitted with roller blinds that allow natural light to flood the room and provide views of the rear garden. The kitchen also includes wood effect vinyl tile flooring and part-tiled walls, recessed spotlights, a range of matching base and eye-level wall-mounted storage units with a recessed stainless steel sink, integrated fridge and separate freezer, integrated oven with a four-ring electric hob and extractor hood. Additionally, there is space for a washing machine and dishwasher.



MASTER BEDROOM

12' 4" x 12' 4" (3.82m x 3.48m)

The master bedroom, situated off the first-floor landing, boasts a uPVC double-glazed bay windows to the front aspect, complete with vertical blinds. This room offers carpeted flooring, a single-panel radiator, a pendant light fitting and two additional wall mounted downlighters. This spacious double bedroom room comfortably accommodates a king-sized bed along with wardrobes, a dressing table and a chest of drawers.



BEDROOM TWO

12' 8" x 11' 9" (4.01m x 3.61m)

Bedroom two, also located off the first-floor landing, is a spacious double room with a uPVC double-glazed window to the rear aspect, offering views of the rear garden. The room features carpeted flooring, a single-panel radiator, and a pendant light fitting. It offers plenty of space to accommodate a double bed, chest of drawers, desk, and wardrobe.



BEDROOM THREE

9' 2" x 8' 5" (2.85m x 2.58m)

The spacious third bedroom, situated off the first-floor landing, is currently used as a home office. It features a uPVC double-glazed window with a roller blind, offering a pleasant rear view. The room is well-appointed with carpeted flooring, spotlights, and a single-panel radiator.



BATHROOM

6' 8" x 3' 10" (1.91m x 1.74m)

The bathroom, accessible from the first-floor landing, features a uPVC frosted double-glazed window on the side aspect. It is equipped with a pedestal hand wash basin, a panelled bath with a thermostatic shower, and a single-panel radiator. The room is finished with carpeted flooring, flush ceiling light fitting and tiled walls.



WC

6' 8" x 2' 2" (2.05m x 0.67m)

The WC is also located off the first-floor landing with a uPVC frosted double-glazed window to the side aspect. This room is fitted with a low-level WC, and finished with carpeted flooring and a flush ceiling light fitting.



EXTERNAL

To the front of the property one will find a paved drive allowing for off-road parking with a paved path leading to the front entrance and paved access leading to the garage and rear garden. Adjacent to the drive is a well maintained garden stocked with mature shrubs and enclosed to the front aspect by a low-level brick wall.



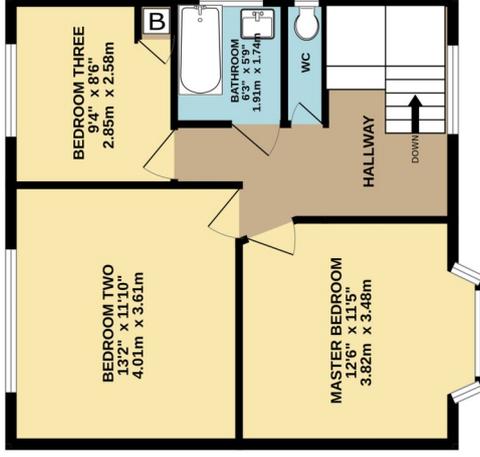
To the rear of the property one will find a private rear garden, which is largely laid to lawn with a single detached garage. The rear garden is enclosed on three sides by timber panelled fencing. The garden offers borders stocked with mature shrubs and small trees and a paved patio area adjacent to the house.



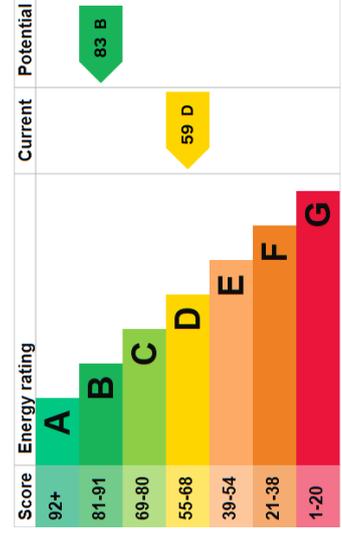
GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as an indication only and should not be used as a basis for any contract or other agreement. 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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The graph shows this property's current and potential energy rating.

COMMON QUESTIONS

1. When was this property constructed? The current owner believes the house was built in the 1920-1930s.

2. Will there be a connected purchase associated with this sale? No, this property is a chain free sale. The owner of this property is relocating to be closer to family and has already completed on the purchase of a new home. This property can be vacated when the buyer is ready to complete a purchase.

3. Has the boiler been serviced and when was this installed? The current owner has a serviced contract on the boiler and this is done annually, most recently in January 2024. The vendor believes the boiler was installed around 6 years ago.

4. Could this property be extended? We believe a side or/and rear extension would be possible on this property, subject to approval from Trafford Council.

5. What is the council tax cost for this property? The property is in Council band D, which in Trafford Council is currently £1,970.88 per annum.

6. Have the vendors carried out any structural alterations to this property? No, the current owners have not carried out any structural alterations to the property, they have recently acquired a level three survey report on the property in order to provide a buyer with peace of mind that the property does not have any major structural defects. They are happy for this report to be shared with any serious potential buyers.

7. What are the current owners favourite aspects of this property? The vendor has most enjoyed living in this property and has said their favourite aspects of the house are the very private rear garden; the house being the only detached property on the road and the convenient location for access to shops, transport links and schools and the quiet friendly road on which the house is located.

8. Is this property sold freehold or leasehold? The vendor has advised that this property is sold as a freehold, your legal advisor can confirm this.

9. Which items will the current owner include in the sale price? The vendor is happy to include the cooker, washing machine, fridge and freezer as well as the curtain poles in the sale price.

10. How much are the utility bills for this property? Based on the last 12 months of utility bills the current owner has been spending around £150 pcm on gas and electricity combined. Of course these costs will depend on the size of your family and usage.