

HUNTERS[®]

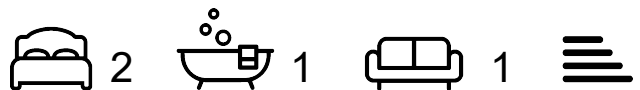
HERE TO GET *you* THERE



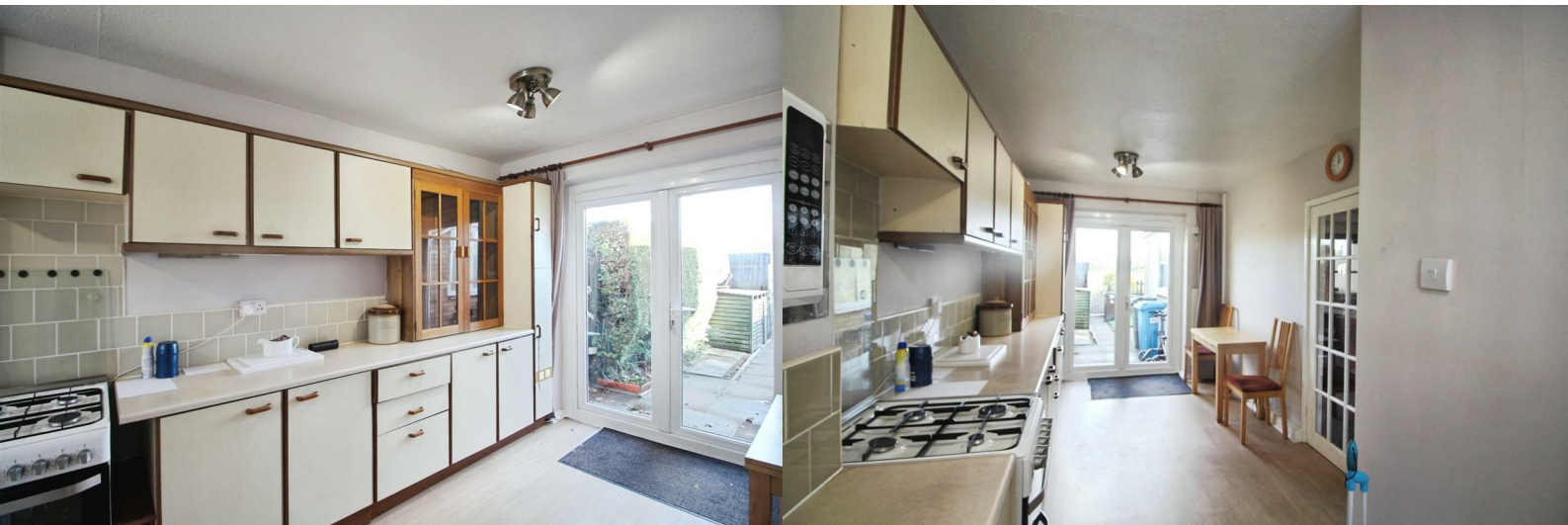
Bideford Drive

M23 0QN

£230,000



Council Tax: A



61 Bideford Drive

M23 0QN

£230,000



Located on the charming Bideford Drive, this delightful two-bedroom property offers a perfect blend of comfort and convenience. Spanning an impressive 883 square feet, the home is designed to cater to modern living while providing ample space for relaxation and entertainment.

One of the standout features of this property is its beautiful garden, which overlooks the picturesque Wythenshawe Park. This serene outdoor space is ideal for enjoying sunny afternoons, hosting gatherings, or simply unwinding in nature's embrace. The park itself is a wonderful asset, providing a variety of recreational opportunities right on your doorstep.

In addition to its appealing interior and garden, the property also boasts available parking, ensuring that you and your guests can enjoy hassle-free access. This is a significant advantage in today's busy world, where convenience is key.

Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to secure a lovely home in a desirable location. With its proximity to local amenities and transport links, you will find everything you need within easy reach.

Do not miss the chance to make this charming residence your own. Embrace the lifestyle that Bideford Drive and Wythenshawe Park have to offer, and arrange a viewing today.

- **FREEHOLD**
- **NO CHAIN**
- **PARKING AVAILABLE**
- **SITUATED ON A QUIET CUL-DE-SAC**
- **0.4 MILE TO DIXONS BROOKLANDS ACADEMY**
- **0.4 MILE TO MOOR ROAD TRAM STOP**
- **0.5 MILES TO BROOKWAY RETAIL PARK**
- **1.6 MILES TO WYTHENSHAW HOSPITAL**
- **COUNCIL TAX BAND A**
- **EPC TBC**





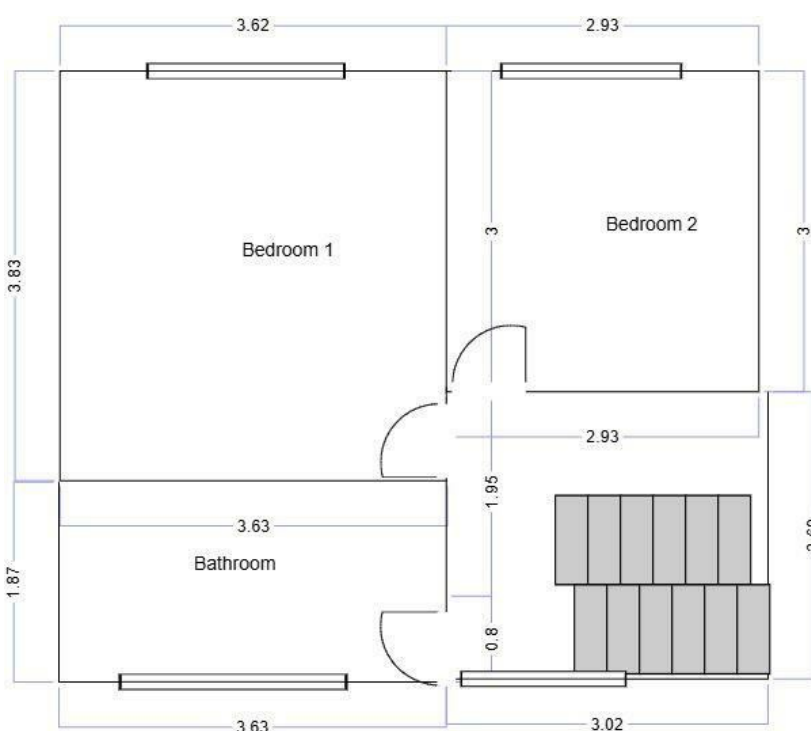
A map snippet from Google Maps showing a residential street labeled 'Patel Dr S'. A red pin is placed on the street, and a red house icon is positioned just below it. The map includes the Google logo in the bottom left and 'Map data ©2025' in the bottom right.

An aerial map showing a residential area. A yellow location pin is placed on a road. The road is labeled 'Altrincham Rd' and 'BAGLEY'. Another road, 'Southmoor', is labeled vertically. The map shows houses, green spaces, and a park area. At the bottom, there is a text overlay: 'bus, Landsat / Copernicus, Maxar Technologies'.

A map snippet from Google Maps showing the area around Wythenshawe Park and Gardens. An orange location pin is placed on Wythenshawe Rd, with the text 'Wythenshawe Park and Gardens' next to it. Below this, a green circular icon marks the 'Big Depot Climbing Centre (South...)'. The map also shows 'BAGULEY' and 'ROUNDTHORN PARK'. The Google logo is visible in the bottom left corner, and 'Map data ©2025 Google' is in the bottom right.

The floor plan shows a house with the following dimensions and layout:

- Overall Dimensions:**
 - Left side: 5.48
 - Bottom: 2.61
 - Right side: 4.11
 - Top: 3.31
 - Far right: 3.47
 - Bottom right: 1.43
- Rooms and Features:**
 - Kitchen:** Located on the left, containing a grey L-shaped island and a sink.
 - Dining Area:** Located at the top, containing a table and chairs.
 - Living Room:** Located on the right, containing a sofa and a coffee table.
 - Entrance:** Located at the bottom right, containing a rug.
 - Staircase:** Located in the bottom right corner, containing a grey staircase.
 - Arches:** There are three arches: one between the Kitchen and Dining Area, one between the Dining Area and Living Room, and one between the Living Room and the Entrance.
- Dimensions within Rooms:**
 - Kitchen:** 2.61 (width), 4.11 (height), 2.61 (island width), 1.35 (island depth), 0.88 (island depth).
 - Dining Area:** 3.31 (width), 3.41 (height), 1.68 (width).
 - Living Room:** 3.31 (width), 1.68 (width).
 - Entrance:** 0.72 (width), 0.88 (width).



Please contact our Hunters South Manchester Office
on 0161 945 9000 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2010/65/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2010/65/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.