



## Biddall Drive, Wythenshawe

THREE BED SEMI-DETACHED | TWO RECEPTION ROOMS | SEPERATE WC | GARAGE | OFF ROAD PARKING  
| EPC GRADE: | |

**Asking Price: £230,000**

**HUNTERS®**  
HERE TO GET *you* THERE



## Biddall Drive, Wythenshawe

NO CHAIN!!!

Hunters are proud to present this three bed semi-detached family home situated in Baguley with close proximity to local shops, local schools and great local transport links running between Manchester International Airport and the city centre.

The property comprises of a spacious hallway, front reception room with a bay window, second reception room, kitchen, two double bedrooms, a single bedroom, a family bathroom and separate WC. To the rear there is a well stocked garden and garage. To the front there is a garden and driveway for off road parking.

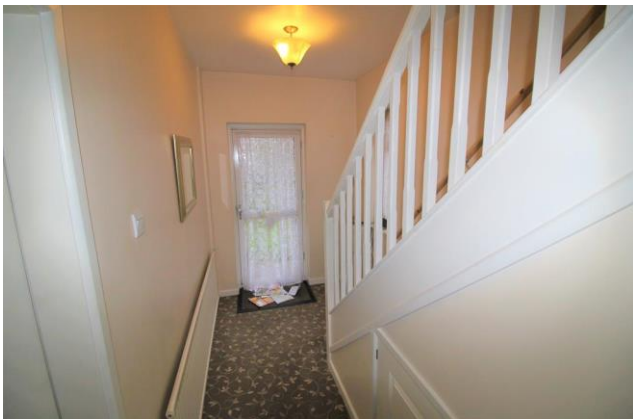
VIEWING HIGHLY RECOMMENDED!!!

### GROUND FLOOR

#### ENTRANCE HALL

4.78m (15' 8") x 1.80m (5' 11")

Spacious entrance hall leading to the stairs, the two reception rooms and kitchen. The stairs have two ample storage cupboards perfect for coats and shoes.



#### LIVING ROOM

4.10m (13' 5") x 3.64m (11' 11")

Living area with a double glazed bay front, fitted carpets and gas central heating.



#### RECEPTION ROOM

3.49m (11' 5") x 3.34m (11' 0")

The reception room has a gas fire with fitted carpet and double glazed garden facing window.



#### KITCHEN

2.51m (8' 3") x 2.39m (7' 10")

Fitted kitchen with a range of base and eye level wall units and double glazed garden facing window offering lots of natural light.



### FIRST FLOOR

#### LANDING

Spacious landing with fitted carpet throughout.



### MASTER BEDROOM

3.92m (12' 10") x 3.28m (10' 9")

Spacious double bedroom with double glazed bay window to the front of the property, built in storage and fitted carpets.



### BEDROOM

3.52m (11' 7") x 3.34m (11' 0")

Spacious double bedroom with fitted carpet, double glazed window to the rear and gas central heating.



### BEDROOM

2.42m (7' 11") x 1.80m (5' 11")

Single bedroom with fitted carpet, double glazed windows and gas central heating.



### BATHROOM

2.44m (8' 0") x 1.70m (5' 7")

Fitted bathroom with pedestal style sink and bath shower combo.



### WC

1.83m (6' 0") x 0.71m (2' 4")

Low level WC.

### GARDEN

Lawned and paved garden with fence boundaries and garage. Ideal for entertaining family and friends.



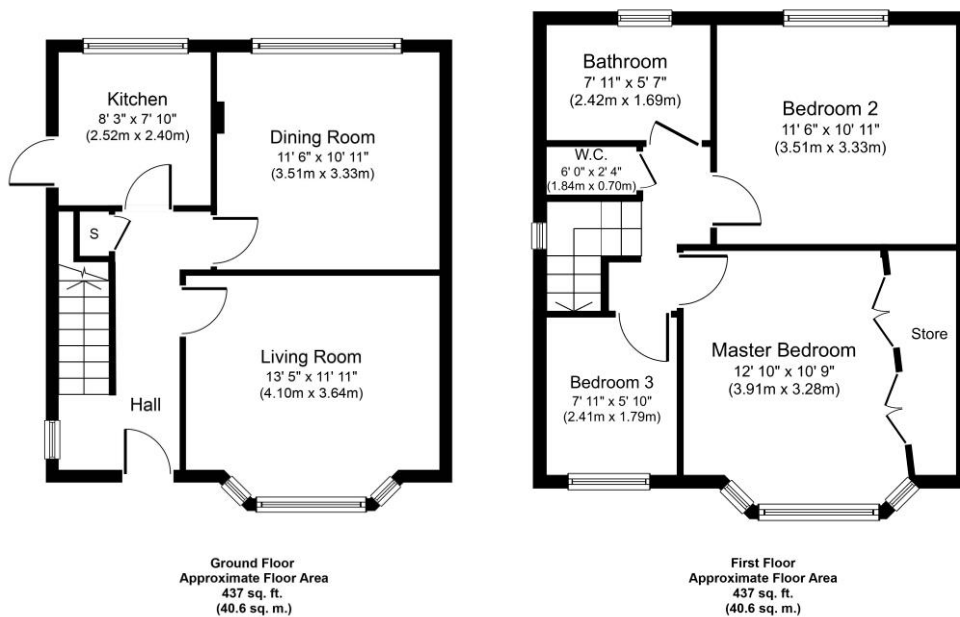
### OPENING HOURS

Monday 9.30am – 5.30pm  
Tuesday 9.30am – 5.30pm  
Wednesday 9.30am – 5.30pm  
Thursday 9.30am – 5.30pm  
Friday 9.30am – 5.30pm  
Saturday 9.30am – 3pm  
Sunday Closed

### 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.

Biddall Drive, Wythenshawe | £230,000



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V960 Ltd 2016 | www.housevisit.com

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V960 Ltd 2016 | www.housevisit.com

## «EpcGraph»

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 372 Palatine Road, Manchester, M22 4FZ | 0161 945 9000  
southmanchester@hunters.com | www.hunters.com

VAT Reg. No 260682209 | Registered No: 03676160 | Registered Office: Grosvenor House, The Downs, Altrincham, Cheshire, WA14 2QG  
A Hunters Franchise owned and operated under licence by Rains and Son Limited

## DISCLAIMER

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.

