



*jordan fishwick*

3 Bidston Drive, SK9 3BN  
Guide Price £389,950

## Bidston Drive Handforth SK9 3BN

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Located within close proximity to Handforth Village is this beautifully presented three bedroom dormer-style semi detached property. Handforth Village offers a wide variety of local amenities, including schools, restaurants and shops. The area also benefits from a local train station, with links to Wilmslow, Manchester City Centre and London. In brief, the property comprises a block-paved driveway offering off-road parking, whilst the internal accommodation consists of an entrance hallway leading directly to the well-proportioned open-plan living, dining and kitchen area. This 'L'-shaped room is light and airy and provides a highly sociable space, ideal for modern living. An impressive set of sliding patio doors provides a source of natural light and access to the rear garden. The kitchen is fitted with a modern range of matching base and high-level units, together with a range of integrated kitchen appliances, including a oven and dishwasher. There is a well proportioned downstairs bedroom/home office, a useful downstairs WC and access to the spacious integral garage, which also benefits from a utility area. Located on the first floor are two well proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite bathroom. Additionally, there is a family shower room fitted with a modern three-piece white suite. Externally, to the rear of the property, there is a well-maintained, two-tiered landscaped garden with mature borders, a patio and lawn area.



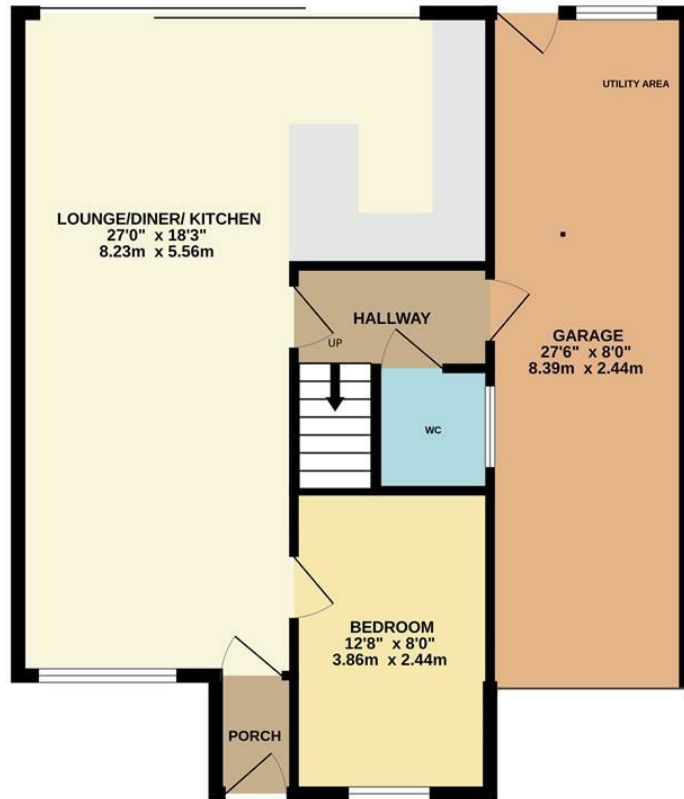
- Handforth Village Location
- Three bedrooms (one Bedroom on the ground floor)
- Modern open plan living space
- Large sliding doors to the rear
- Off Road Parking
- Garage with utility space
- Landscaped Garden to rear



| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          | <b>75</b> | <b>86</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



GROUND FLOOR  
794 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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