HUNTERS®

HERE TO GET *you* THERE



Birling Drive

Manchester, M23 2ZF

Asking Price £265,000

3 1 1

Council Tax:





5 Birling Drive

Manchester, M23 2ZF

Asking Price £265,000





- OFF ROAD PARKING FOR A NUMBER OF VEHICLES
- FREEHHOLD
- COUNCIL TAX BAND A
- 1.4 MILES TO WYTHENSHAWE HOSPITAL
- 0.2 MILE WALK TO PIPER HILL HIGH SCHOOL
- 0.5 MILE WALK TO MARTINSCROFT TRAM STOP
- CLOSE TO M56/M60 MOTORWAY
- EPC - C
- BEAUTIFULLY MAINTAINED
- NON TRADITIONAL CONSTRUCTION

Nestled in the tranquil cul de sac of Birling Drive, Manchester, this charming three-bedroom house offers a perfect blend of comfort and modern living. The property features a spacious reception room, ideal for family gatherings or entertaining guests. The heart of the home is undoubtedly the beautiful modern kitchen, which comes equipped with an integrated oven, microwave, and dishwasher, making meal preparation a delight.

The house boasts a generous back garden, providing ample space for children to play or for hosting summer barbecues. The large driveway accommodates multiple cars, ensuring convenience for families or visitors.

With its proximity to Wythenshawe Hospital, located just 1.4 miles away, this property is not only perfect for families but also for professionals seeking easy access to essential services. This home is a wonderful opportunity for those looking to settle in a peaceful neighbourhood while still being close to the amenities of Manchester. Don't miss the chance to make this delightful house your new home.

GROUND FLOOR

Hallway
11'1 x 6'5 (3.38m x 1.96m)

Living Room
13'9 x 11'1 (4.19m x 3.38m)

Kitchen Diner
17'8 x 10'7 (5.38m x 3.23m)

W.C
4'6 x 2'5 (1.37m x 0.74m)

FIRST FLOOR

Bedroom
13'10 x 11'4 (4.22m x 3.45m)
Complete with wall length fitted wardrobe.

Bedroom
13'5 x 10'5 (4.09m x 3.18m)
Complete with fitted wardrobe.

Bedroom
9'10 x 8'2 (max) (3.00m x 2.49m (max))

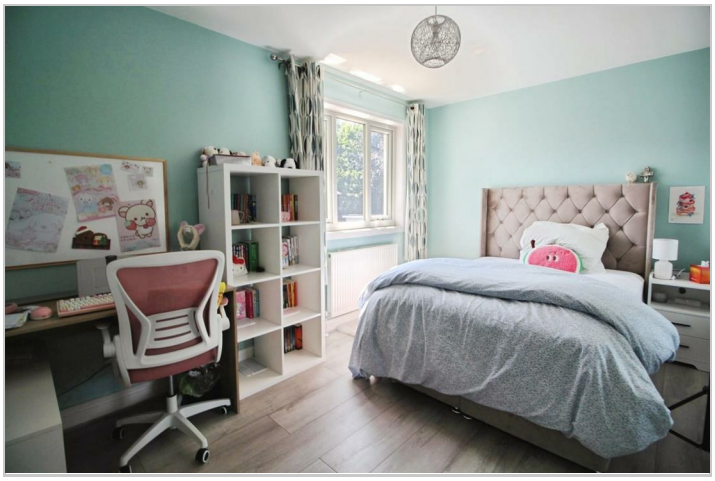
Bathroom
6'7 x 5'5 (2.01m x 1.65m)

EXTERIOR
To the front is a small lawn and a significant driveway that can accommodate a number of vehicles and a motorhome. To the side and rear is a well maintained, private garden with a lawn and a covered patio area.

INFORMATION
IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller.

NOTICE
The property is constructed with non traditional materials, whilst we have been advised that mortgage lenders would lend with confidence on this property, we would advise that all interested parties who require a mortgage speak to a mortgage advisor before submitting offers.









Road Map



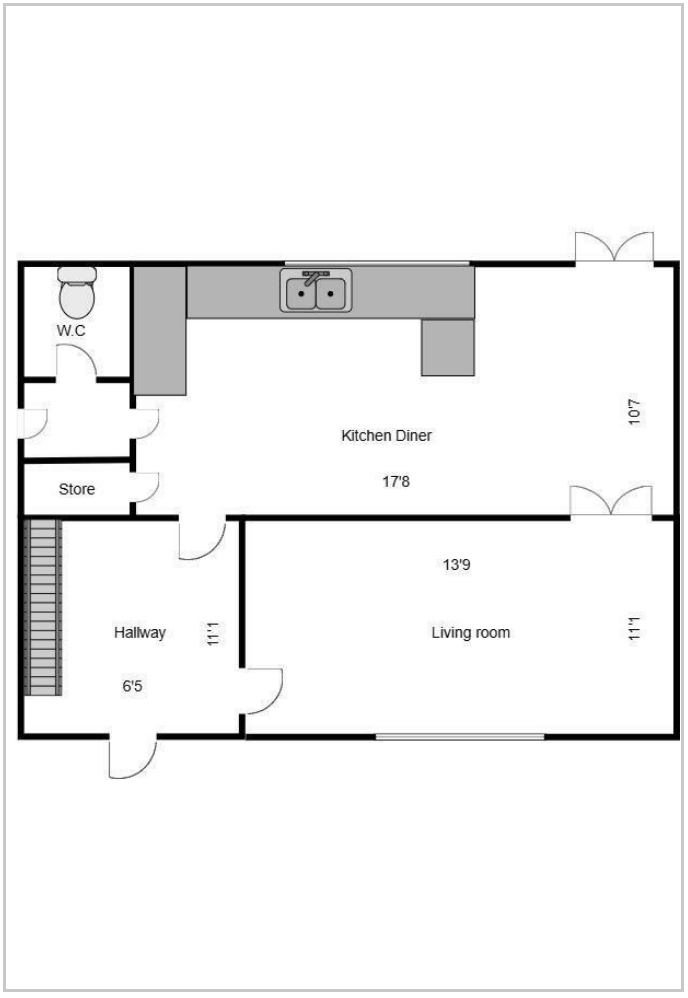
Hybrid Map



Terrain Map



Floor Plan

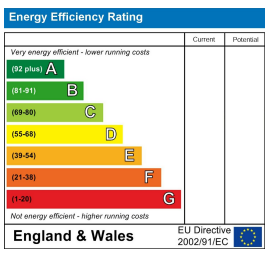


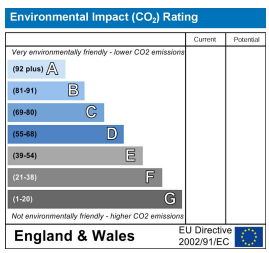


Viewing

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 Graph





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.

372 Palatine Road, Northenden, M22 4FZ
Tel: 0161 945 9000 Email: southmanchester@hunters.com https://www.hunters.com