

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bideford Drive

M23 0QN

Auction Guide £175,000



Council Tax: A



# 61 Bideford Drive

M23 0QN

Auction Guide £175,000



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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.

- **FREEHOLD**
- **NO CHAIN**
- **PARKING AVAILABLE**
- **SELLING THROUGH THE MODERN METHOD OF AUCTION**
- **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 D**





## Road Map



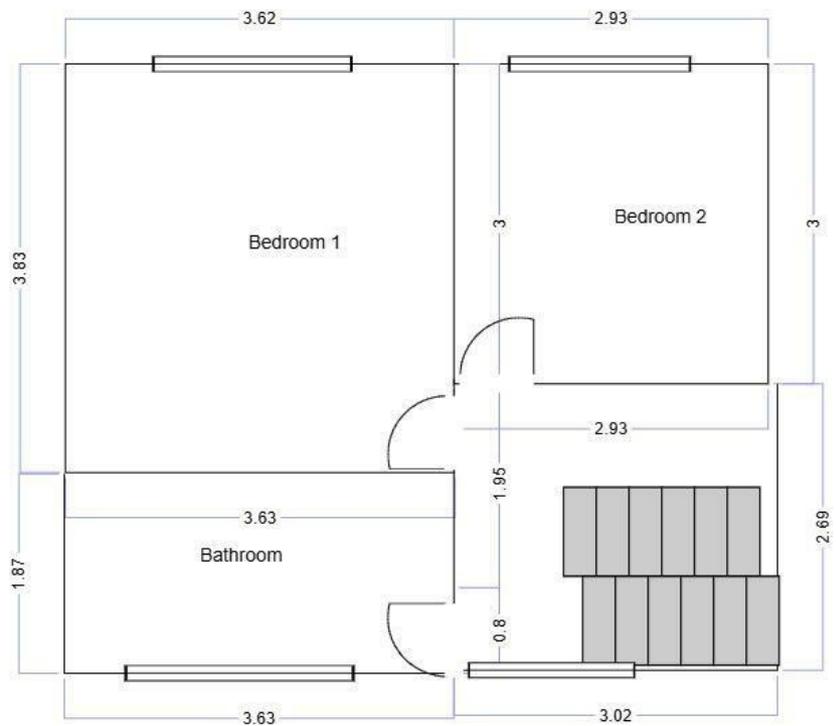
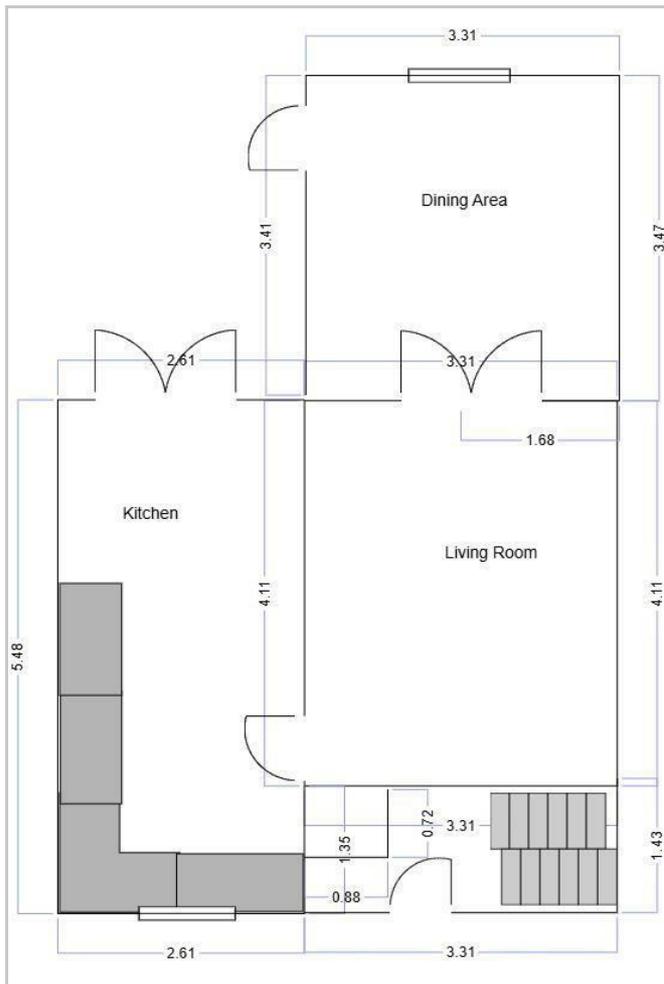
## Hybrid Map



## Terrain Map



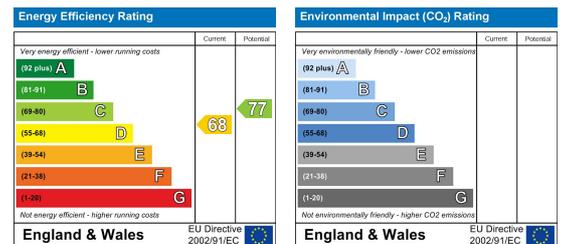
## Floor Plan



## 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.