

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

44 Biddall Drive,
Manchester, M23 1PF



£365,000

**A Beautifully Presented and Extended Three Bedroom
Semi Detached House
Open Plan Living / Dining Room with Feature Fireplace
Extended Fitted Kitchen/Dining Room
Modern White Three Piece Bathroom Suite
Gardens To Front & Rear
Ample off Road Parking**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

A beautifully presented and extended three bedroom semi detached property situated in a popular and convenient location. Briefly comprising of : Entrance hall, open plan living/dining room, dining kitchen, three bedrooms, family bathroom, gardens to front and rear and a driveway providing ample off road parking for several vehicles. Close to local amenities and within easy reach of the motorway network .

Front The property is accessed through double wrought iron gates leading to an imprinted concrete driveway which provides ample off road parking for two or three cars. A lawned area surrounded by borders planted with shrubs and bushes.

Entrance Hall UPVC double glazed front door, UPVC double glazed window to the side aspect, two cupboards providing handy storage space, radiator and oak flooring.

Living/Dining Room 24' 8" x 10' 7" (7.51m x 3.22m) UPVC double glazed window to the front aspect, UPVC double glazed door and windows to the rear aspect, stone feature fireplace with electric fire and two radiators .

Extended Kitchen/Dining Room 26' 8" x 8' 0" (8.12m x 2.44m) UPVC double glazed french doors leading to the rear garden, UPVC double glazed door and window to the side aspect, a range of modern wall and base units with contrasting work tops, built in oven, four ring gas hob with extractor hood above, space for fridge and freezer, space and plumbing for washing machine, space and plumbing for dishwasher, breakfast bar /work station, two radiators, storage cupboard and tiled flooring.

First Floor Landing Obscured glass UPVC double glazed window to the side elevation, access to loft space via folding ladder and a cupboard providing useful storage space.

Bedroom One 10' 8" x 10' 0" (3.25m x 3.05m) UPVC double glazed window to the front elevation, space for free standing furniture, radiator and laminate flooring

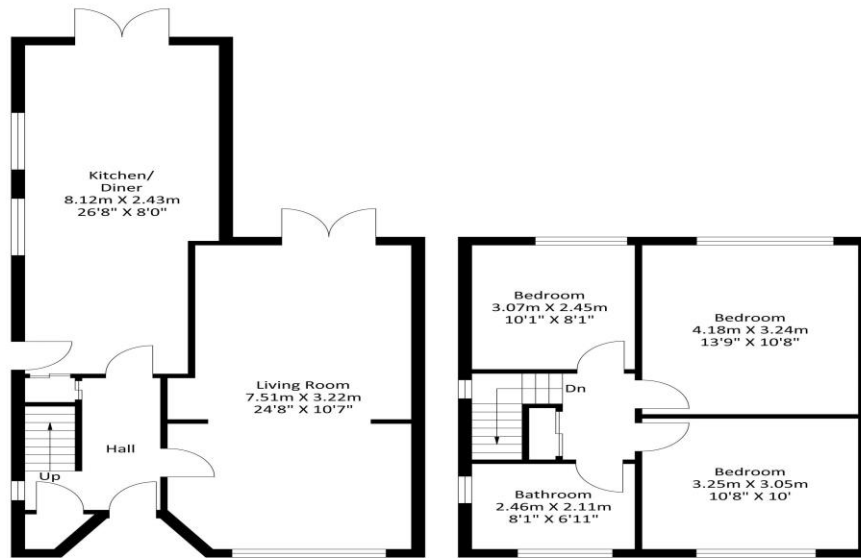
Bedroom Two 13' 9" x 10' 8" (4.19m x 3.25m) UPVC double glazed window to the rear elevation, space for free standing furniture, radiator and laminate flooring.

Bedroom Three 10' 1" x 8' 1" (3.07m x 2.46m) UPVC double glazed window to the front elevation and a radiator.

Family Bathroom/WC 8' 1" x 6' 11" (2.46m x 2.11m) Obscured glass UPVC double glazed window to the rear and side elevations, panelled bath with shower over, vanity

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Ground Floor
Approximate Floor Area
600.62 sq. ft
(55.8 sq.m)

First Floor
Approximate Floor Area
465.0 sq. ft
(43.2 sq.m)

Approximate Gross Internal Area = 99.0 sq m / 1065.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**