



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**19 BIDDALL DRIVE, M23 1PE**  
**£375,000**



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## DESCRIPTION

A SUPERBLY PRESENTED AND SIGNIFICANTLY EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME EXTENDING TO APPROXIMATELY 1264-SQFT, OFFERING EXCELLENT OPEN-PLAN LIVING SPACE AND A GENEROUS REAR GARDEN.

This impressive home has been thoughtfully remodelled to create spacious, well-balanced accommodation ideally suited to modern family life.

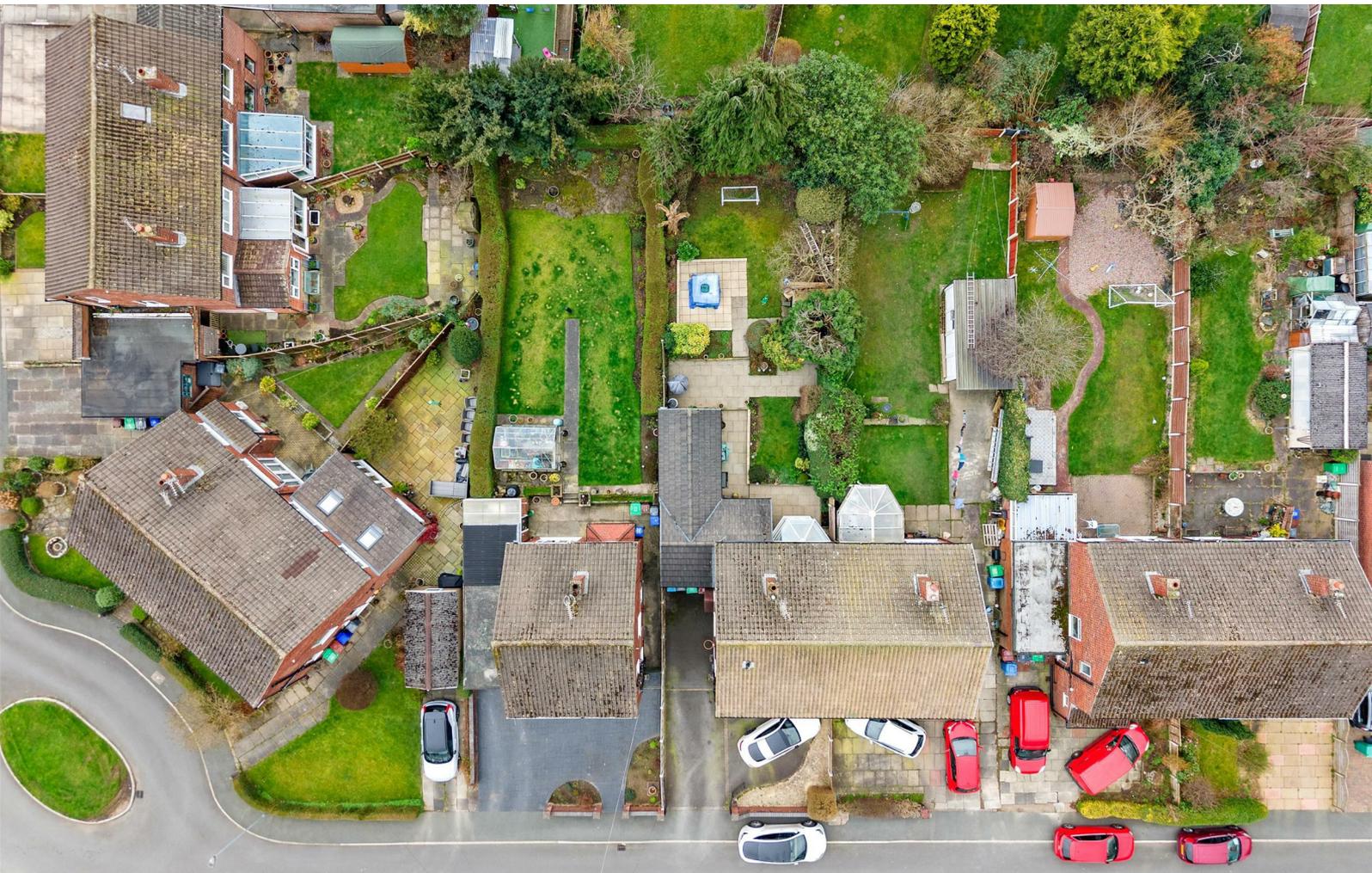
The standout feature is the exceptional 27ft kitchen/diner — a bright and contemporary space fitted with sleek high-gloss units, extensive work surfaces and a breakfast bar, flowing naturally into a defined dining area with French doors opening onto the rear garden. It is a superb social space and very much the heart of the home. In addition, there is a well-proportioned main lounge with bay window and garden access, plus a separate family room providing valuable versatility — ideal as a playroom, snug or home office.

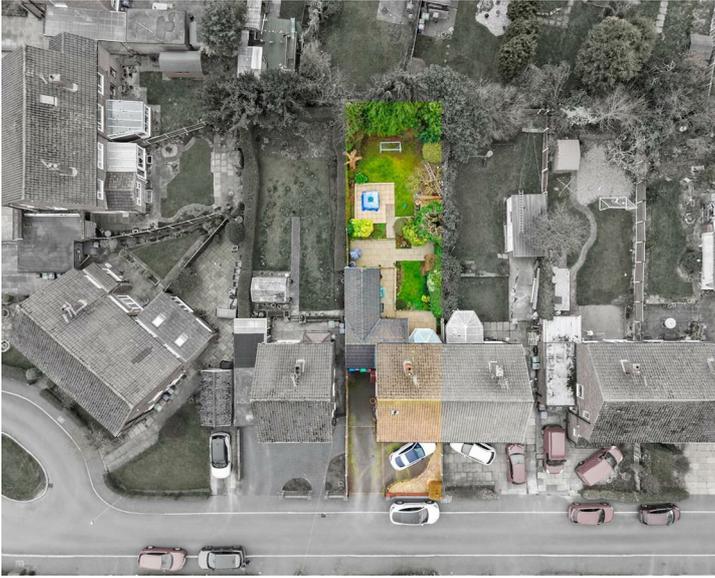
In brief: entrance hallway, family room, lounge and extended kitchen/diner. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking to the front. To the rear is a generous and private garden with patio seating areas and a lawned section — perfect for families and outdoor entertaining.

A ready-to-move-into family home offering genuine space in all the right areas.

## KEY FEATURES

- Immaculate & extended semi-detached
- Exceptional 27ft kitchen/diner
- Driveway parking
- Close to major amenities
- Substantial, private rear garden
- Approx. 1264-SQFT with three bedrooms
- Two separate reception rooms
- Quiet Cul-De-Sac location
- An ideal & sensibly priced family home
- Useful brick built external store

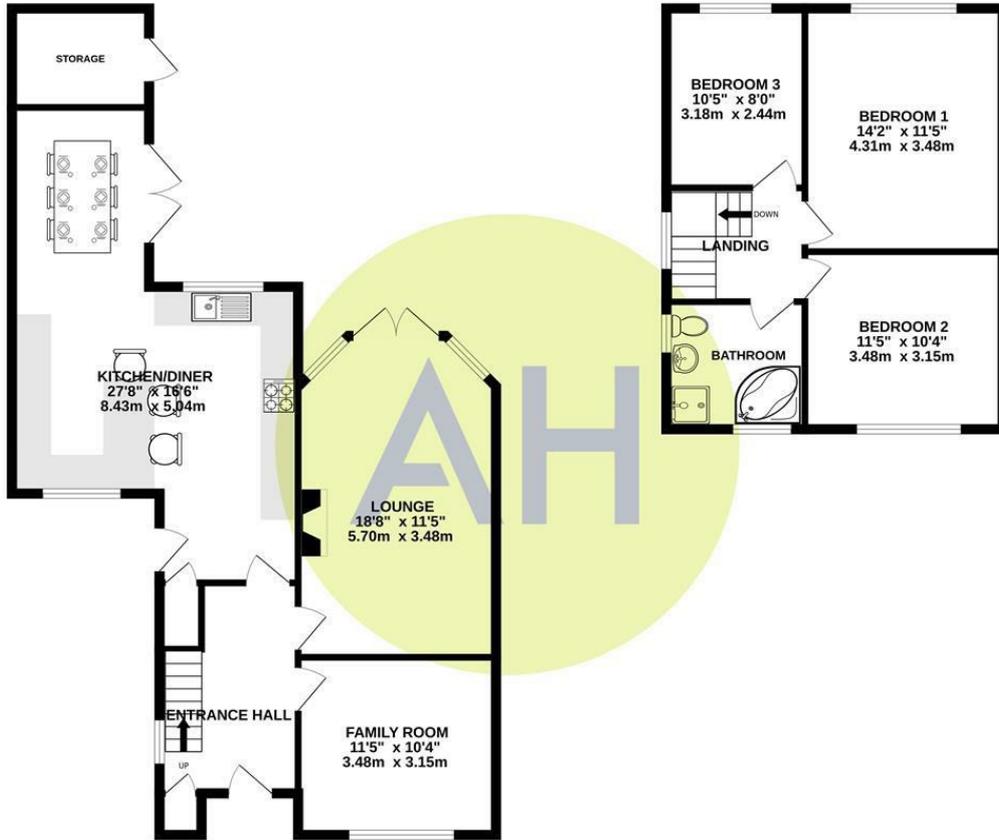






GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.

1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (5/20)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## ASHWORTH HOLME

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.