



**GASCOIGNE  
HALMAN**

AUSTIN DRIVE, DIDSBURY

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THE AREAS LEADING ESTATE AGENT



## AUSTIN DRIVE, DIDSBURY

**£450,000.00**

A spacious and extended bay fronted semi detached property occupying a large corner plot located within a popular residential area and withing walking distance to Didsbury Village and excellent transport links. Measuring an impressive 1344 st ft the property requires modernisation throughout and is ideal for any buyer looking to add their own stamp. Bay fronted open plan living/dining room, extended kitchen overlooking the private rear garden, three good sized double bedrooms and a further single. Separate W/C, bathroom and a integral garage. Offered to the market with No Vendor Chain.



There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.



Internally the property comprises:- welcoming entrance hallway with storage cupboard. bay fronted and spacious open plan living/dining room with an attractive feature fireplace, extended kitchen with fitted units and a integral garage completes the ground floor.

To the first floor there are four bedrooms with three good sized doubles and a further single. All three double bedrooms offer fitted wardrobes, with the main bedroom boasting a bay fronted window. A fitted bathroom and separate W/C serves all bedrooms.

Externally the property is approached via wrought iron gates with an attractive frontage with mature plants and a walled boundary. To the rear there is a generous private garden. The property occupies a corner plot with huge potential to modernise and for any buyer to add their own stamp.

Located within walking distance to Didsbury village and offered to the market with No Vendor Chain.

## DIRECTIONS

M20 6EG

## ENTRANCE HALLWAY

14'3 (4.34m) x 7' (2.13m)

## LIVING/DINING ROOM

25'2 (7.67m) into bay x 12'11 (3.94m)

## KITCHEN

9'11 (3.02m) x 15'1 (4.6m)

## BEDROOM 1

17'11 (5.46m) x 9'1 (2.77m)

## BEDROOM 2

18'1 (5.51m) into bay x 11'11 (3.63m)

## BEDROOM 3

10'5 (3.18m) x 11'11 (3.63m)

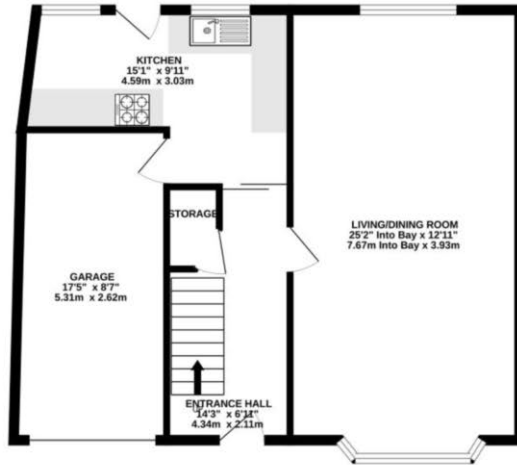
## BEDROOM 4

10'4 (3.15m) x 8'4 (2.54m)

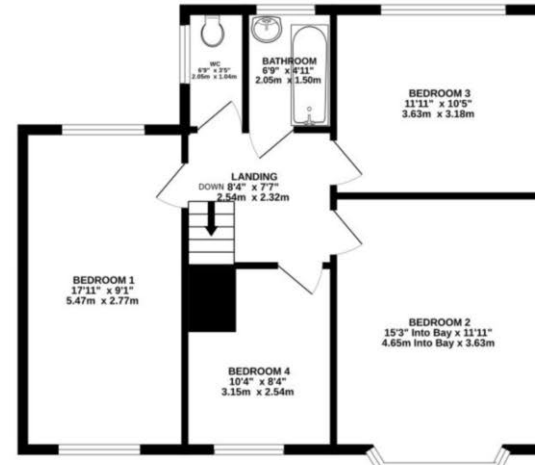
## BATHROOM

6'9 (2.06m) x 4'11 (1.5m)

GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Didsbury Road, Manchester, M20 6RN

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