



**GASCOIGNE
HALMAN**

KINGSFIELD DRIVE, DIDSBURY

THE AREAS LEADING ESTATE AGENT



KINGSFIELD DRIVE, DIDSBURY

£695,000.00

A spectacular and immaculately presented three double bedroom bay fronted semi-detached property which has been remodelled by the current owners to transform the accommodation, making it perfect for every day modern family living. Nestled within a highly sought after residential area and only moments from Didsbury Village and excellent transport links, the property measures an impressive 2073 SQ FT and offers a bay fronted light and airy living room, a stunning modern open plan dining kitchen with a further sitting room, three large double bedrooms and two contemporary fitted bathroom suites. Off road parking to the front and a generous rear landscaped South facing garden and a useful outdoor office.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via the metrolink and frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.



An Immaculately Presented Bay Fronted Semi Detached Property

Measuring An impressive 2073 SQ FT

Located Close to Didsbury Village And Transport Links

Living Room, Sitting Room And Dining Room With French Doors

Modern Family Kitchen With Central Island And Appliances

Three Bedrooms And Two Bathroom Suites

Off Road Parking And A South Facing Rear Garden

Utility Room, WC And Converted Outbuilding



KINGSFIELD DRIVE | DIDSBURY

We are delighted to introduce this extraordinary three double bedroom bay fronted semi-detached property, located only moments away from Didsbury Village and situated in a desirable residential location. The property has been tastefully remodelled and enhanced to a high standard to offer spacious and stylish accommodation throughout. Measuring an impressive 2073 SQFT, this property is sure to impress.

Internally the property comprises:- welcoming entrance hallway with W/C, a bay fronted living room with wooden flooring and plantation shutters, a spectacular modern family kitchen with integrated Neff appliances, central island and french doors overlooking the generous South facing garden, a second sitting room, dining area which has further french doors leading to the garden and a utility room completes the ground floor.

To the first floor there are three spacious double bedrooms with the principal bedroom being especially large in size with built in wardrobes and a bespoke en-suite shower room. Bedroom two offers a bay fronted window and walk in wardrobe. Bedroom three offers a large south facing window and built in wardrobe. A contemporary four piece family bathroom serves bedroom one and two.

Externally, the property boasts off road parking for multiple vehicles, a bin store and external power socket. To the rear there is a stunning landscaped South facing garden with patio area for entertaining and al fresco dining, a shed and external power sockets. A brick built outbuilding provides additional living accommodation, with electrics and heating, ideal for use as an office or gym.

Located in a quiet but popular residential area, the property is within easy walking distance to Didsbury village, Didsbury Park, and excellent transport links.

DIRECTIONS

M20 6HX







**IN FURTHER DETAIL THE ACCOMMODATION
COMPRISES**

TENURE

Freehold

GROUND FLOOR

ENTRANCE HALLWAY

4.24m(13'11") x 2.90m(9'6")

LIVING ROOM

4.47m(14'8") into bay x 3.63m(11'11")

SITTING ROOM

4.45m(14'7") x 4.17m(13'8")

DINING ROOM

2.39m(7'10") x 3.63m(11'11")

KITCHEN

7.47m(24'6") x 5.13m(16'10")

UTILITY ROOM

1.73m(5'8") x 3.10m(10'2")

DOWNSTAIRS WC

1.42m(4'8") x 1.60m(5'3")

FIRST FLOOR

BEDROOM 1

5.18m(17'0") x 5.13m(16'10")

EN-SUITE

1.02m(3'4") x 2.64m(8'8")

BEDROOM 2

4.57m(15'0") into bay x 4.01m(13'2")

WALK IN WARDROBE

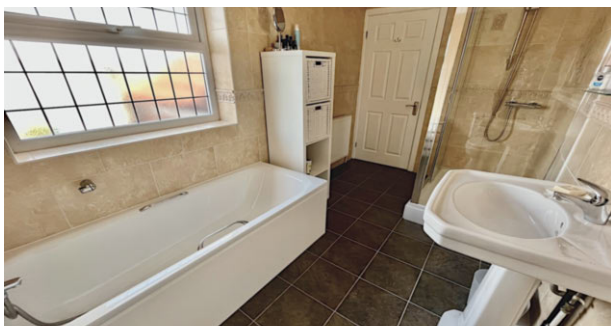
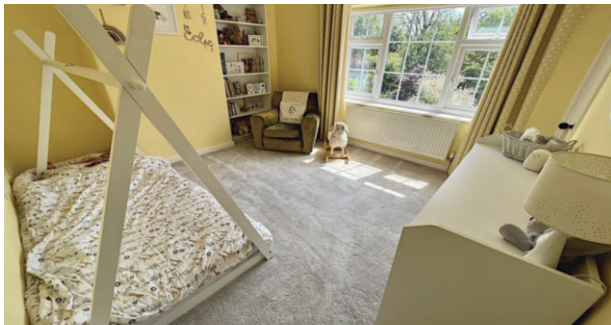
1.45m(4'9") x 2.39m(7'10")

BEDROOM 3

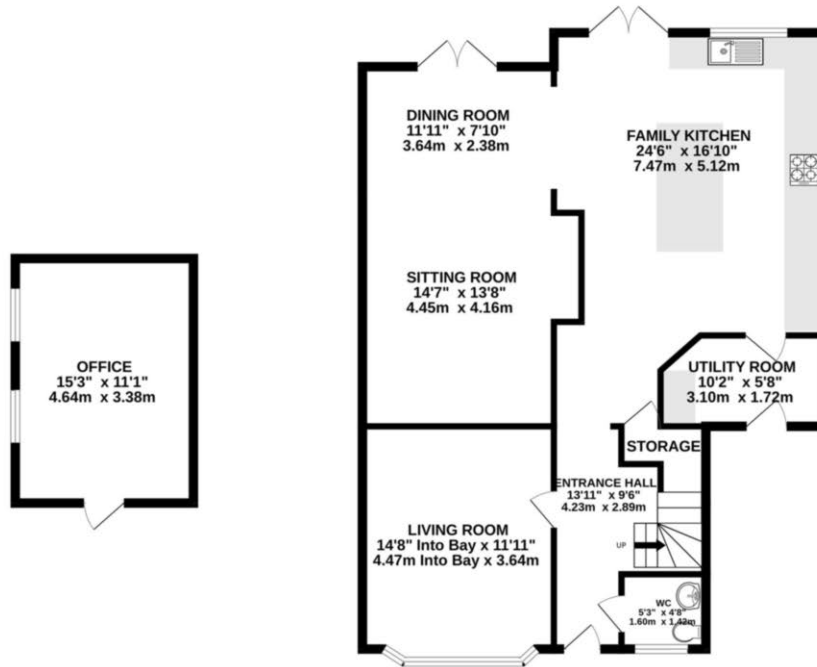
3.61m(11'10") x 4.01m(13'2")

BATHROOM

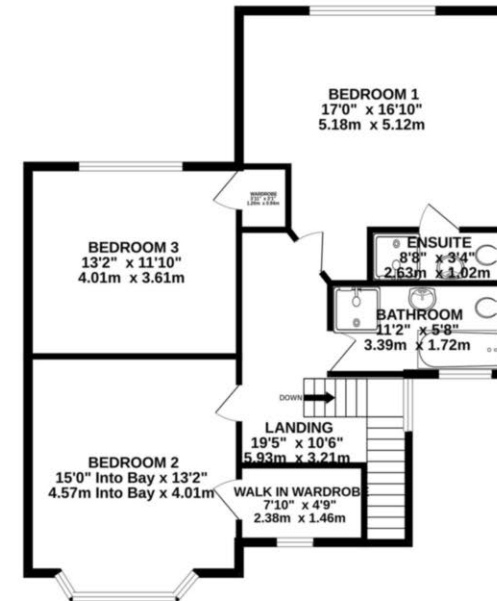
6'8 (2.03m) x 11'2 (3.4m)



GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2073sq.ft. (192.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64	73
39-54	E		
21-38	F		
1-20	G		



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**GASCOIGNE
HALMAN**