



**GASCOIGNE
HALMAN**

AUSTIN DRIVE, DIDSBURY

THE AREAS LEADING ESTATE AGENT



AUSTIN DRIVE, DIDSBURY

£525,000.00

A stunning and immaculately presented bay fronted extended semi-detached property, boasting stylish and well presented accommodation throughout and benefiting from a generous and private landscaped rear garden with a delightful tree-lined view. Situated in a highly sought after location only moments from Didsbury Village and excellent transport links, this property is ideal for a wide range of buyers. The property benefits further from light and airy accommodation, off road parking for multiple vehicles and an array of charming features.



Easy walking distance to Didsbury Village with its wide variety of bars, restaurants and shopping facilities. Manchester City Centre lies approximately five miles away and is readily accessible via the Didsbury Village tram stop or Burnage train station which are both within 5 minutes' walk away, along with frequent bus services along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby. Manchester Airport is six miles away and the property is in the catchment area for Beaver Road Primary School (OFSTED Outstanding), Parris Wood High School and multiple nurseries.



Internally the property comprises a welcoming entrance hallway with a useful downstairs W/C. The light and airy living room contains a feature fireplace and wooden bi-fold doors which allow the room to be opened out into the spacious dining room with a further feature fireplace and access through large Crittall-style patio doors to the rear private garden. The delightful and extended dining kitchen has been recently remodelled and includes integrated Neff appliances, a central island, attractive skylights and further access to the rear garden through Crittall-style patio doors. There is also a beautiful plywood window seat with storage cupboards surrounding a large picture window with views over the garden. The entire downstairs has oak parquet flooring.

To the first floor there are three good sized double bedrooms. All three bedrooms benefit from superb space and built in wardrobes which offer excellent storage space. A stylish and contemporary three piece bathroom suite serves all three bedrooms. The loft space is fully boarded for further storage and equipped with a light and retractable ladder.

Externally to the front there is off road parking for multiple vehicles, whilst to the rear there is a generous landscaped private garden with lovely tree lined views, mature and fenced boundaries and Indian stone paved area which is ideal for entertaining and al fresco dining. There is a back gate for access and a large secure garden shed.

DIRECTIONS

M20 6EB

DINING ROOM

12'8 (3.86m) into bay x 12'5 (3.78m)

LIVING ROOM

12'10 (3.91m) x 12'5 (3.78m)

DINING KITCHEN

12'4 (3.76m) x 17'11 (5.46m)

DOWNSTAIRS WC

5'4 (1.63m) x 2'8 (.81m)

BEDROOM 1

14'3 (4.34m) x 11'2 (3.4m)

BEDROOM 2

9'1 (2.77m) x 11'2 (3.4m)

BEDROOM 3

8'11 (2.72m) x 8'6 (2.59m)

BATHROOM

5'2 (1.57m) x 5'5 (1.65m)

DINING KITCHEN
17'11" x 12'4"
5.46m x 3.75m

LIVING ROOM
12'10" x 12'5"
3.91m x 3.78m

DINING ROOM
12'8" Into Bay x 12'5"
3.86m Into Bay x 3.78m

ENTRANCE HALL
UP 14'3" x 7'3"
4.35m x 2.18m

STORAGE

EX. TO TERRACE

The floor plan shows a rectangular layout. On the left is the Dining Kitchen, which includes a refrigerator, a stove, and a sink. Adjacent to it is a storage area. To the right of the kitchen is the Entrance Hall, which features a staircase leading up and an exit to a terrace. Further right is the Living Room, and on the far right is the Dining Room, which is connected to the main area by a bay. The plan also shows various windows and doors throughout the spaces.

BATHROOM
5'5" x 5'2"
1.65m x 1.57m

BEDROOM 2
11'2" x 9'1"
3.40m x 2.76m

LANDING
10'4" x 8'4"
3.16m x 2.54m
DOWN

BEDROOM 3
8'11" x 8'6"
2.71m x 2.59m

BEDROOM 1
14'2" x 11'2"
4.34m x 3.40m

SPROBOARD

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