



**GASCOIGNE  
HALMAN**

Kingsfield Drive, Didsbury  
**£700,000.00**

THE AREA'S LEADING ESTATE AGENCY







A spectacular and immaculately presented four 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 1647 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 a contemporary fitted bathroom suite. Off road parking to the front and a generous rear landscaped garden

## Property details

- An Exquisite and Immaculately Presented Bay Fronted Semi Detached Property
- Envious Location Close to Didsbury Village and Excellent Transport Links
- Measuring an Impressive 1647 SQ FT
- Bay Fronted Spacious living Room and Spectacular Open Plan Living/Dining Kitchen
- Four Good Sized Bedrooms and Two Stylish Bathroom Suites
- Off Road Parking and a Generous Landscaped Garden with Outdoor Pod



## About this property

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 appliances, central island and bi-fold doors overlooking the generous garden, a second sitting room, dining area and a utility room/ W/C 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 an en-suite shower room. Bedroom two offers a bay fronted window and further built in wardrobes. Bedroom three offers a large window and further built in wardrobes. A contemporary three piece family bathroom serves the other three bedrooms.

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

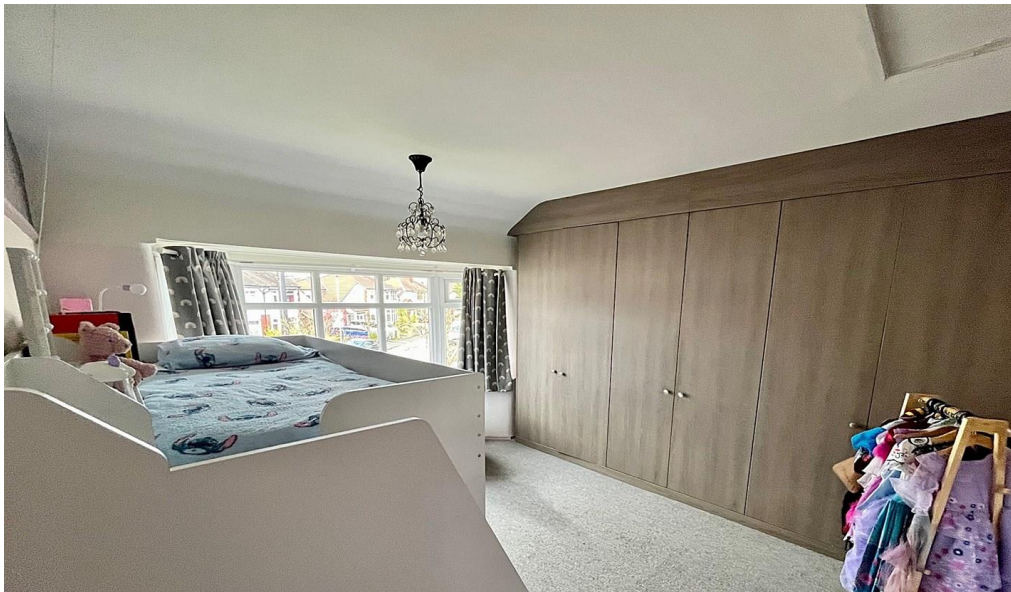
Located in a quiet but popular residential area, the property is within easy walking distance to Didsbury village, Didsbury Park, and excellent transport links.



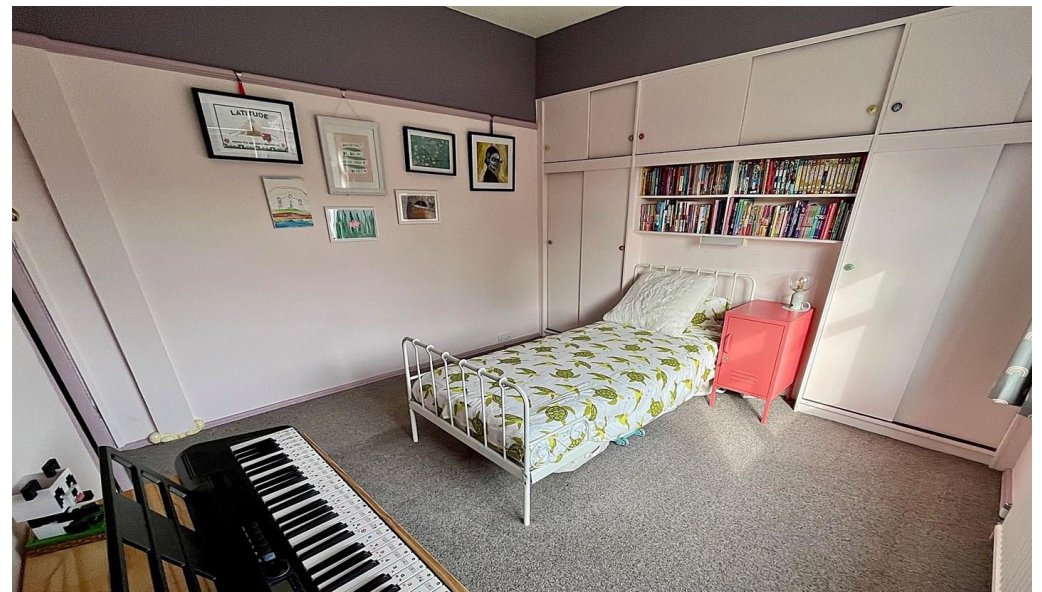






















## DIRECTIONS

M20 6HX

## COUNCIL TAX BAND

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## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to cabinet

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

## SOURCES OF FLOODING

Ask Agent

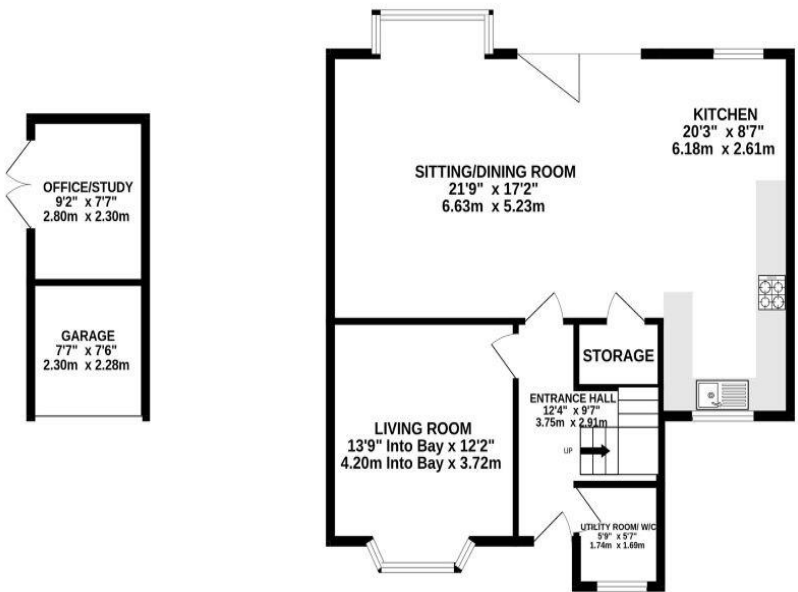
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

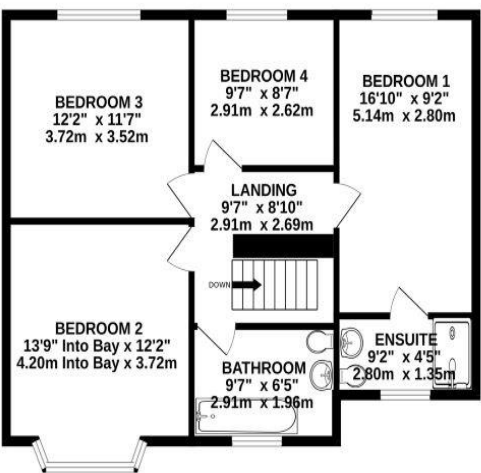
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GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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