

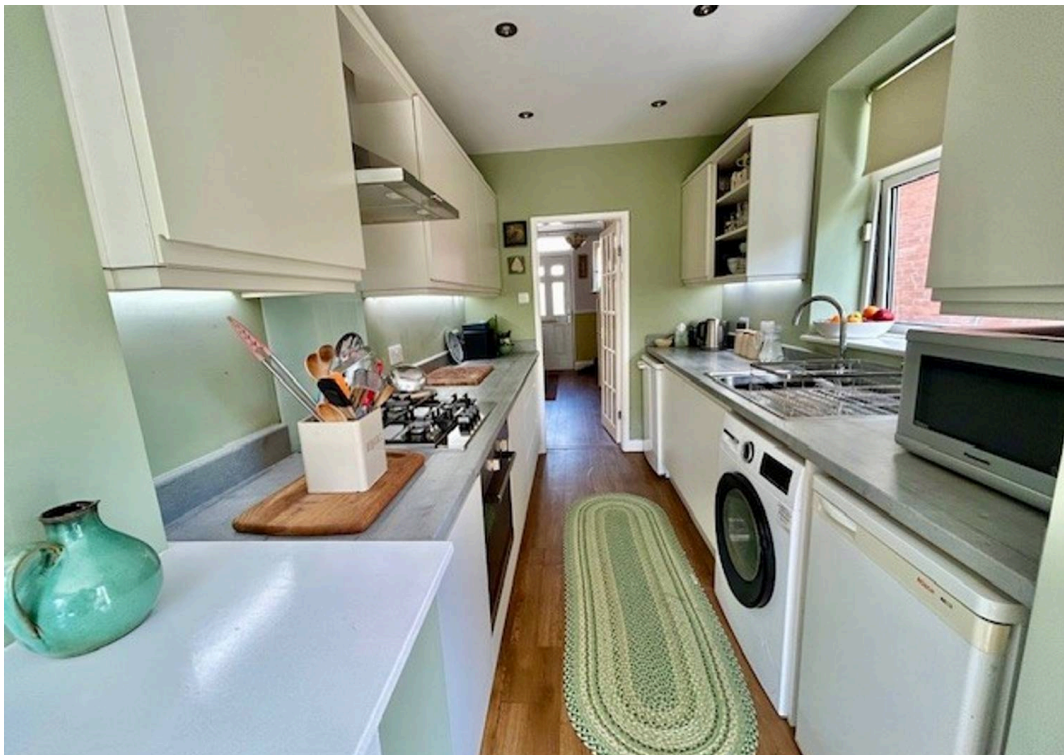


65 Austin Drive, Didsbury
Manchester

£495,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



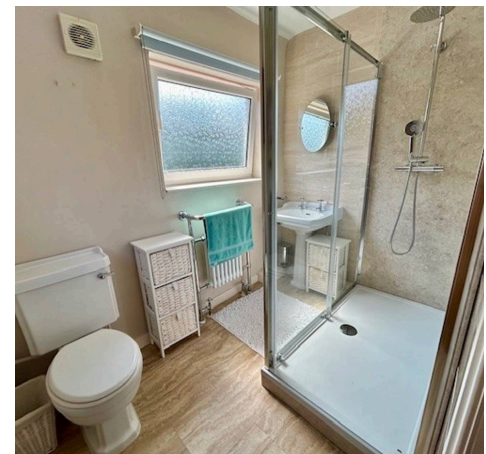
65 Austin Drive

Didsbury, Manchester

Council Tax band: C

Tenure: Freehold

- A Well Presented and Light and Airy, Extended Semi Detached Property
- Measuring an Impressive 1069 SQ FT
- Bay Fronted Dining Room, Large Living Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Three Piece Contemporary Shower Room
- Off Road Parking and a Southerly Facing Landscaped Garden
- Potential to Extend Further (STPP) and Offered with No Vendor Chain



65 Austin Drive

Didsbury, Manchester

This well presented and extended three bedroom semi detached house offers spacious and versatile accommodation, measuring an impressive 1069 square feet. Located in a highly sought after location and only moments from Didsbury Village with its array of bars, restaurants, independent shops and excellent transport links.

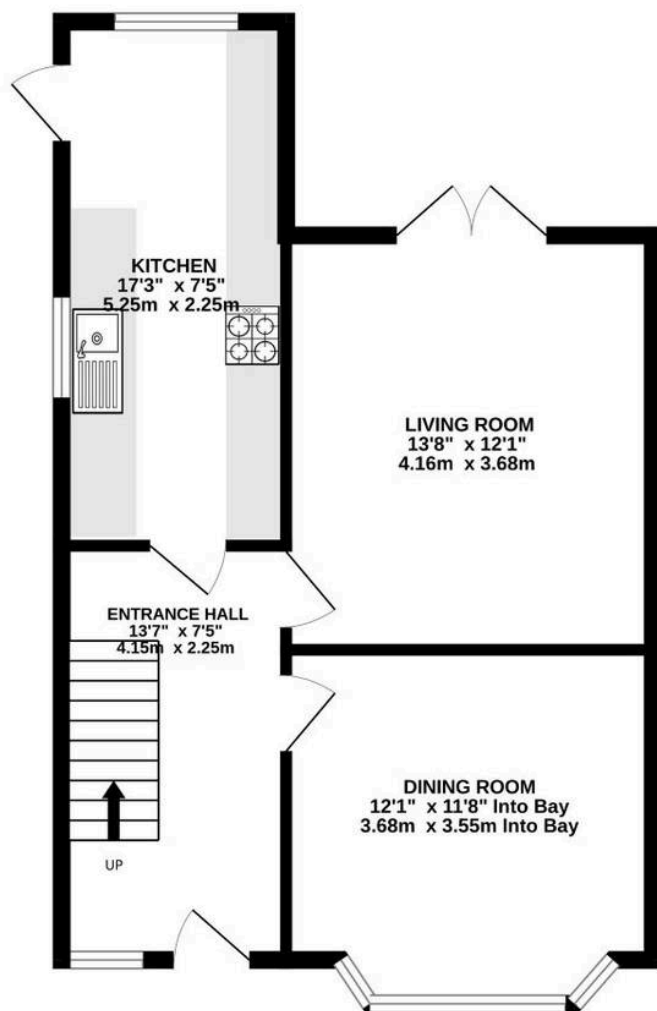
The property welcomes you with a bright entrance hallway leading to a bay fronted dining room, which benefits from a stunning feature fireplace. The large living room provides a comfortable space with attractive French doors overlooking the rear garden, while the modern fitted kitchen is equipped with contemporary units and ample storage.

Upstairs, there are three good sized bedrooms, each benefitting from plenty of natural light, whilst the principal bedroom boasts built in wardrobes. A stylish three piece contemporary shower room.

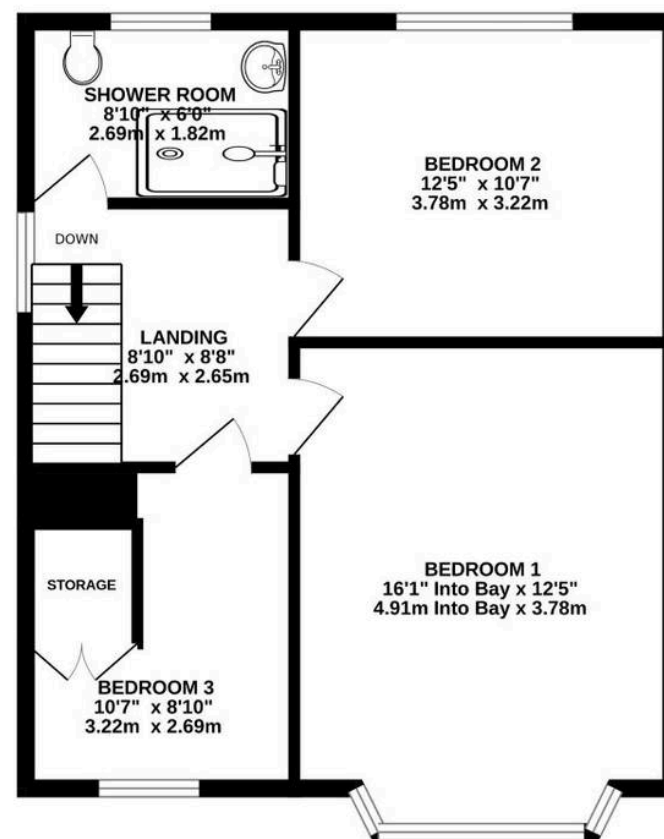
Outside, the property boasts off road parking to the front, providing convenience for multiple vehicles. The landscaped rear garden enjoys a desirable southerly aspect, ensuring plenty of sunlight throughout the day. The garden features a combination of patio, decked and lawned areas. Mature planting and secure fencing offer both privacy and a pleasant outlook. The plot's generous proportions also offer scope for future extensions, subject to the necessary consents.



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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