

# HUNTERS®

HERE TO GET *you* THERE



**Austin Drive**  
Manchester, M20 6EG

Offers In The Region Of £499,950



Council Tax:



# 6 Austin Drive

Manchester, M20 6EG

Offers In The Region Of £499,950



- FREEHOLD
- WITHIN 0.4 MILES OF TRAIN STATION
- GREAT LOCAL AMMENITIES WITHIN 0.5 MILES
- GREAT TRANSPORT LINKS RUNNING TO THE CITY CENTRE
- OFF ROAD PARKING
- WITHIN 0.7 MILES OF LOCAL METROLINK
- EPC: TBC
- COUNCIL TAX BAND: C
- SELF CONTAINED APARTMENT

OFF ROAD PARKING  
FREEHOLD

Situated in a desirable location, Hunters are pleased to present this family home. Consisting of a spacious lounge, kitchen diner, four bedrooms, family bathroom, spacious rear garden, off road parking and gas central heating.

The property benefits from a self contained studio apartment.

Within 0.8 miles of great transport links running to the city centre, 0.4 miles of the local train station, 0.5 miles of great local amenities, 0.2 miles of Fog Lane Park and within 0.6 miles of Didsbury village.

IDEAL FAMILY HOME  
VIEWING HIGHLY RECOMMENDED

## GROUND FLOOR

### LIVING ROOM

Spacious dual aspect living room with laminate flooring, gas central heated radiator, feature fireplace and double glazed uPVC French doors leading to rear garden.

### KITCHEN

Modern kitchen with eye and base level units, kitchen island, tiled walls, double glazed uPVC windows and plumbing for washing machine and dishwasher.

### DINING AREA

Dining area with tiled floors, uPVC double glazed door leading to rear garden and gas central heated radiator.

## FIRST FLOOR

### MASTER BEDROOM

Spacious master bedroom with laminate flooring, built in storage, gas central heated radiator and uPVC double glazed windows.

### SECOND BEDROOM

A further double bedroom with laminate flooring, double glazed uPVC window and gas central heated radiator.

### THIRD BEDROOM

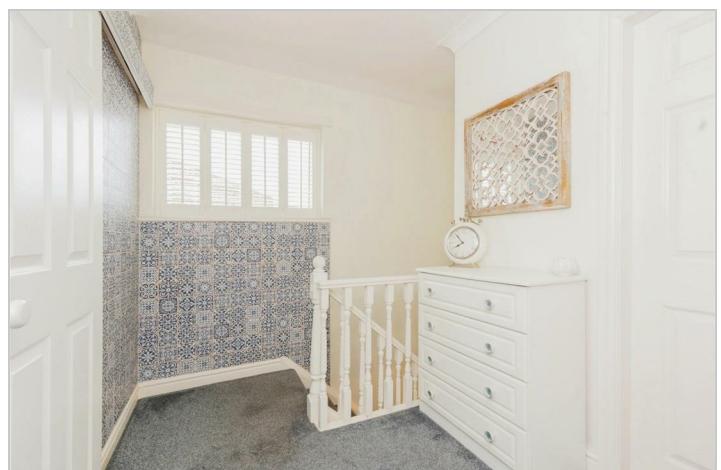
Third bedroom with laminate flooring, gas central heated radiator and double glazed uPVC window.

### FAMILY BATHROOM

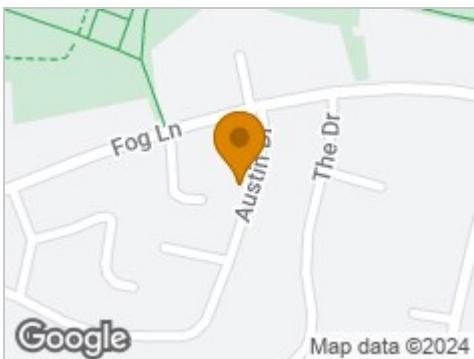
With tiled walls and floor, free standing bath with shower over, low level W/C, bidet, and sink with built in storage.

### GARDEN

Lawned and paved rear garden with fence boundaries. Ideal for entertaining.



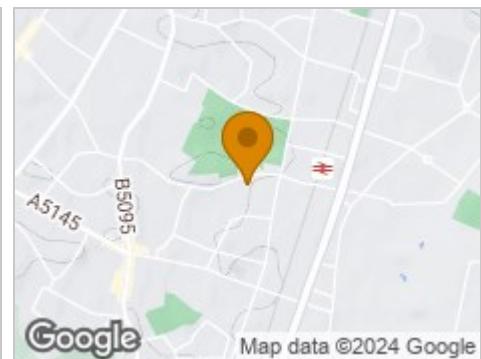
## Road Map



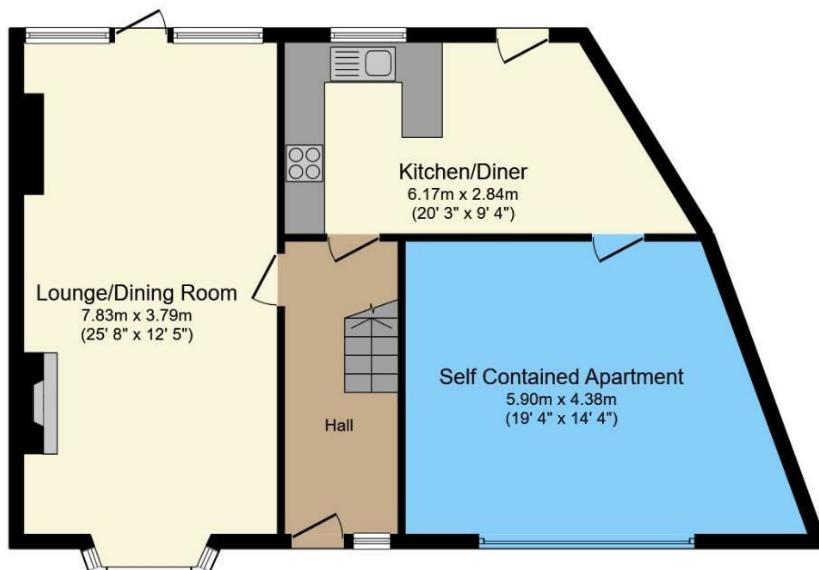
## Hybrid Map



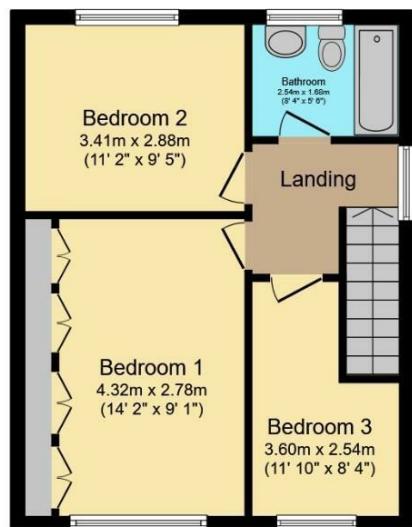
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

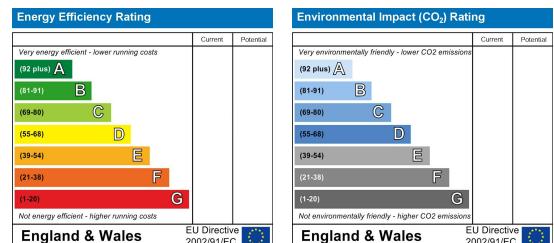
Total floor area 116.9 m<sup>2</sup> (1,258 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.