



*** A spacious mid -terrace home located on a quiet cul-de-sac with NO CHAIN!!***
Are you looking for a property you can make your own? Then look no further - This FANTASTIC THREE BEDROOM home has plenty on offer and provides the opportunity for you to add your own stamp!! Benefitting from three well proportioned bedrooms, a wet room style bathroom, downstairs toilet, large living room and spacious kitchen and dining area PLUS a great sized sunny garden and a driveway to the front for off road parking for two cars. Positioned on a quiet cul-de sac, within close reach of excellent transport and network links such as M60 and M56 plus Northern Moor Metrolink station and within close reach to Wythenshawe Hospital, Wythenshawe Park and Manchester Airport. An IDEAL home for you to get onto the property ladder. If you are interested in viewing this property, contact the office today.



Entrance Porch

Upvc door to the front, tiled floor, double glazed window and wall light. Wooden internal door to the front.

Entrance Hallway

Newly fitted carpet in the hall and on the stairs, wall mounted radiator, ceiling light point access into the lounge.

Lounge 14' 0" x 11' 6" (4.273m x 3.512m)

Laminate flooring, double glazed bay window to the front, gas fire, ceiling light point, plug points and television point.

Kitchen/Diner 10' 9" x 8' 11" (3.264m x 2.712m)

Carpeted flooring, a range of fitted wall and base units with roll top work surface. Wall mounted radiator, ceiling light point, plug points, wall mounted radiator and, fully tiled walls and double glazed window to the rear. Electric oven and hob with cooker hood, stainless steel sink and space for a washing machine and under counter fridge. Understairs storage cupboard, upvc door to the garden.

Downstairs W.C 4' 11" x 2' 8" (1.500m x 0.801m)

Tiled floor and walls, double glazed window to the rear, ceiling light point and pedestal W.C

First Floor Landing

Newly fitted carpet, ceiling light point, plug point and loft hatch access.

Bedroom 1 11' 8" x 2' 3" (3.559m x 0.686m)

Laminate flooring, double glazed window to the front, ceiling light point, plug points, wall mounted radiator and floor to ceiling fitted wardrobes.

Bedroom 2 11' 5" x 1' 10" (3.478m x 0.562m)

Laminate flooring, double glazed window to the rear, wall mounted radiator, ceiling light point, plug points and fitted floor to ceiling wardrobes.

Bedroom 3 8' 8" x 7' 8" (2.630m x 2.340m)

Laminate flooring, double glazed window to the front, ceiling light point, plug point and wall mounted radiator.

Bathroom 7' 6" x 5' 0" (2.283m x 1.521m)

A wet room style bathroom comprising of a walk in shower, pedestal W.C and handwash basin. Ceiling light point, wall mounted radiator and double glazed window to the rear.

Externally

To the front of the property there is a spacious Indian Stone driveway that can provide off road parking for two vehicles. To the rear of the property, there is a secure and low maintenance rear garden that benefits from the sun. Gated access to the front of the property.



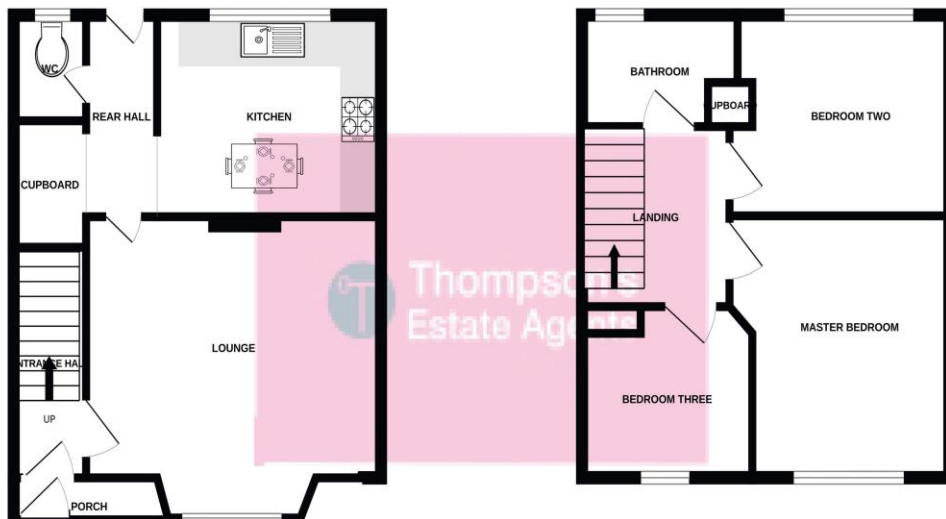


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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

18 Leycett Drive
MANCHESTER
M23 0YP

Energy rating

E

Valid until: 19 March 2033

Certificate number: 2418-1781-1111-7370-0441

Property type

Mid-terrace house

Total floor area

69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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