



**GASCOIGNE  
HALMAN**

Leopold Avenue, West Didsbury  
**£550,000.00**

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented larger style Victorian terrace measuring an impressive 1440 sq ft internally and boasting stylish and spacious accommodation over four floors. Located on a highly sought after cul-de-sac and only moments from the ever popular Burton Road, with its array of independent shops, bars, restaurants and excellent transport links. Having been extended by the current owners to boast a spectacular finish throughout with beautiful features.

## Property details

- A Stunning and Spacious Mid Terrace Victorian Property
- Measuring an Impressive 1440 SQ FT Over Four Floors
- Bay Fronted Living Room and a Spectacular Open Plan Family/Dining Kitchen
- Three Excellent Sized Double Bedrooms Including a Large Principal Bedroom and Two Bathrooms
- Converted Cellars Which Offer a Further Reception Room and Utility Room
- Attractive Frontage and a Landscaped Westerly Facing Garden
- Located on a Quiet Cul De Sac, Only Moments From Burton Road and Excellent Transport Links
- Internal Viewing Highly Recommended



## About this property

Internally the property comprises of a welcoming entrance hallway with attractive authentic tiling. A bay fronted living room which benefits from plantation shutters and a period feature fireplace. To the end of the hallway you are greeted by a spectacular open plan family/dining kitchen complete with central island, attractive sky light and bi-folding doors overlooking the westerly facing garden.

The lower ground floors benefits from a further reception room which is currently being used as an office/study and a useful utility room.

To the first floor there are two excellent sized double bedrooms, bedroom two is situated to the front of the property and features built in wardrobes and further plantation shutters. A refitted stylish three-piece bathroom serves both bedrooms.

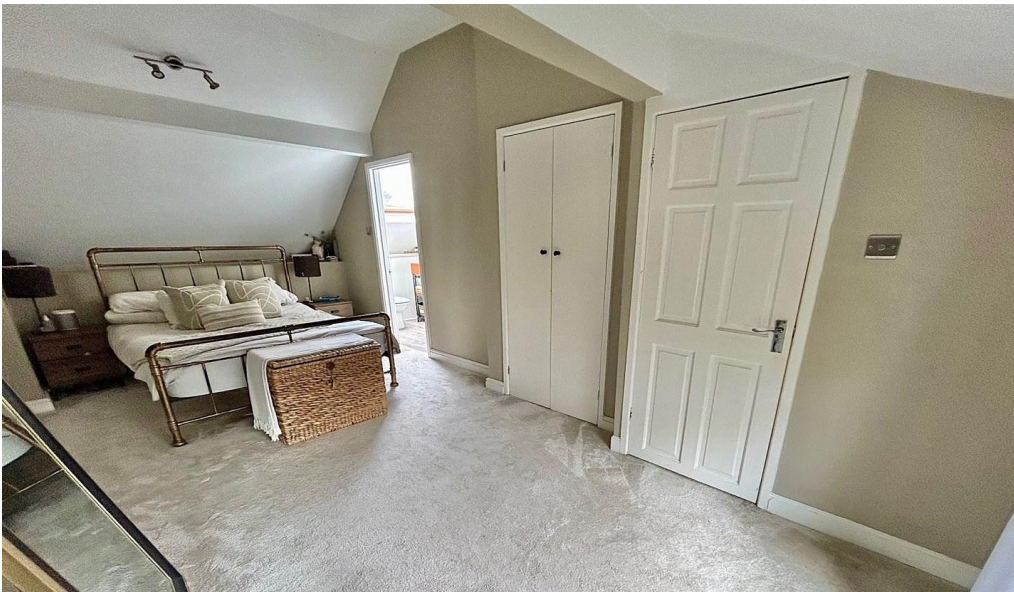
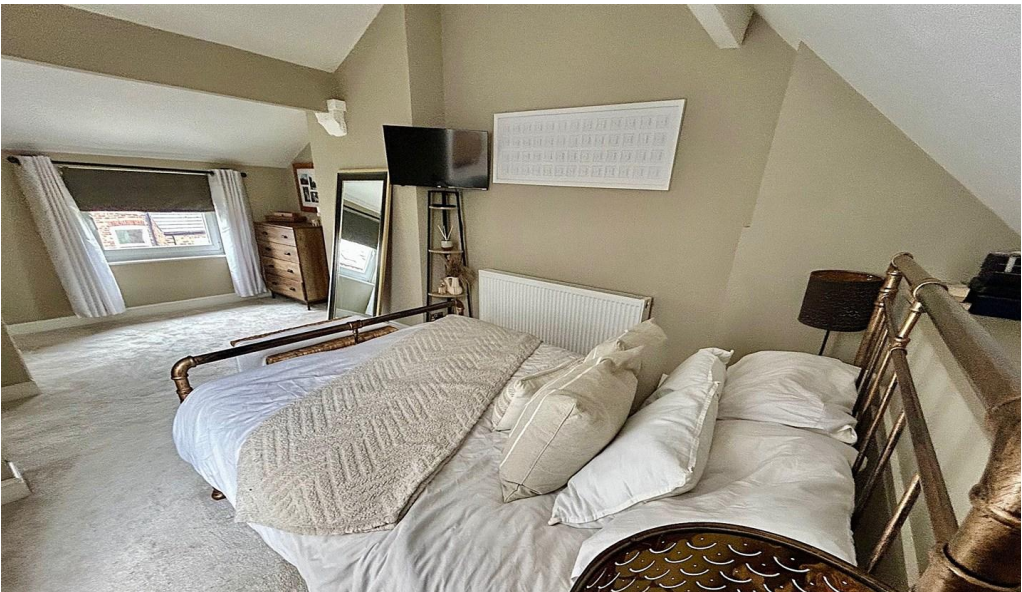
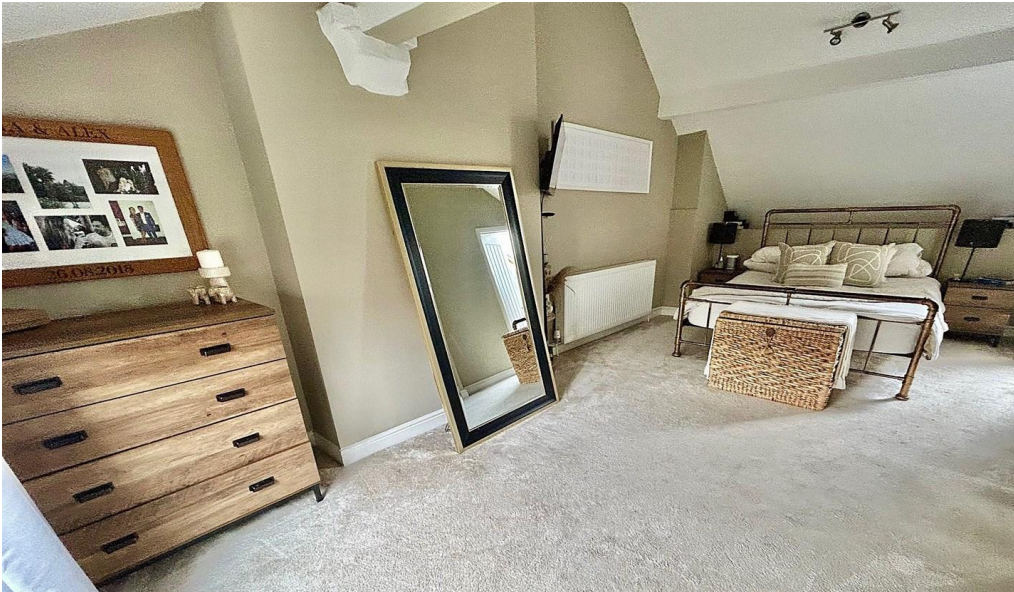
The second floor offers an impressive principal bedroom with a fitted wardrobe and a contemporary three-piece en-suite shower room.

Externally the property is approached via a gate and paved pathway. To the rear there is a landscaped rear Westerly facing garden with mature plants and fenced boundaries.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and Media City.











## **DIRECTIONS**

M20 1JL

## **COUNCIL TAX BAND**

C

## **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?**

No

## **ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY**

No

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

No

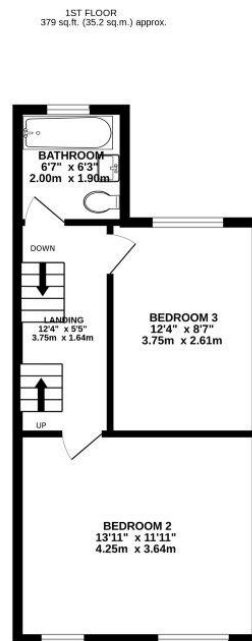
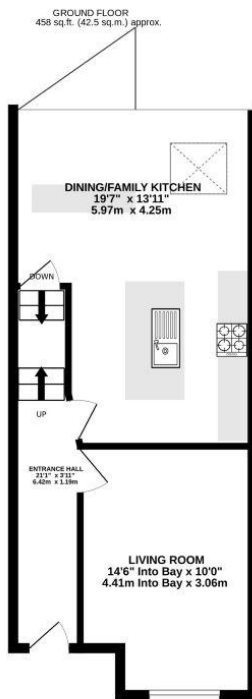
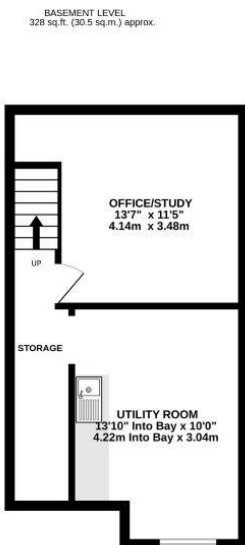
## **SOURCES OF FLOODING**

Ask Agent

## **HAS PROPERTY BEEN FLOODED IN 5 YEARS**

No

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**TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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