



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

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



An opportunity to own a large Victorian terrace in the highly desirable West Didsbury. Whilst requiring renovating and refurbishment, it gives bags of potential and a great opportunity for any buyer to put their own stamp on the property. Situated on a sought after quiet cul-de-sac moments from the vibrant Burton Road area of West Didsbury. The property boasts an abundance of original features and offers two large reception rooms, fitted breakfast kitchen, four double bedrooms, bathroom, useful cellars and a paved private garden with access to a communal croft. Offered to the market with No Vendor Chain.

## Property details

- A Spacious Victorian Terrace Property
- Requiring Modernisation and Renovation Throughout
- Offering an Array of Period Features
- Measuring an Impressive 1512 SQ FT
- Located Only Moments From Burton Road and Excellent Transport Links
- Offered To The Market With No Vendor Chain



## About this property

Internally the accommodation comprises: welcoming entrance hallway, front living room with fireplace with charming stained glass windows, separate dining room with a further fireplace. A fitted kitchen which provides access to both the rear garden and stairs to the cellars completes the ground floor.

To the first floor there are three good sized double bedrooms and a fitted bathroom. The second floor offers a further bedroom, which can be extended (STPP).

Externally the property enjoys a walled frontage and garden, whilst to the rear there is a private garden with walled boundaries and access to a communal croft.

The property enjoys a convenient and sought after location on a quiet cul-de-sac only seconds from Burton Road with its array of boutiques, bars and restaurants.

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 Station on Burton Road will provide easier access into Manchester City Centre and the Media City.









**DIRECTIONS**

M20 2WQ

**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**

Ask Agent

**PRIMARY ARRANGEMENT FOR SEWERAGE**

Mains Supply

**PRIMARY SOURCE OF ELECTRICITY**

Mains Supply

**PRIMARY SOURCE OF WATER**

Mains Supply

**BROADBAND CONNECTION**

None

**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**

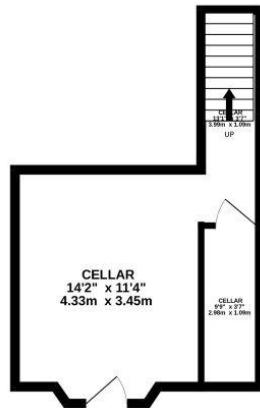
Ask Agent

**HAS PROPERTY BEEN FLOODED IN 5 YEARS**

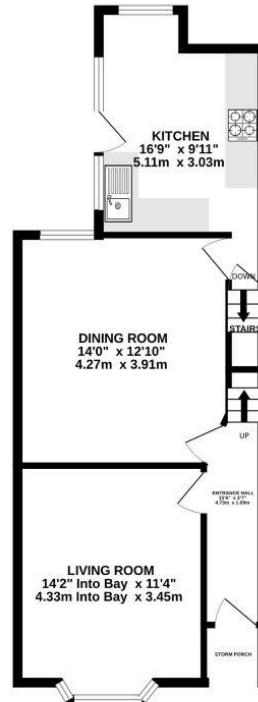
No

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BASEMENT  
236 sq.ft. (22.0 sq.m.) approx.



GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 1512 sq.ft. (140.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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