



*jordan* fishwick

DIDS BURY  
Leyland Avenue

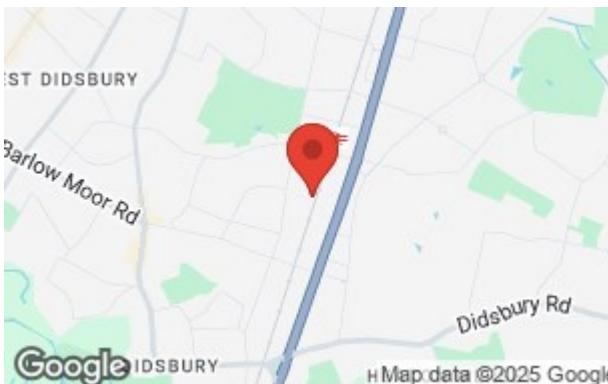


## The Property

Superbly tucked away towards the end of a leafy, no through road, this three bedroom end mews property benefits from a two storey rear extension, spacious through lounge/dining room, fitted breakfast kitchen, additional sitting room, utility and in addition to the three good sized bedrooms, there is a bathroom and separate WC. To the front is an attractive and well stocked garden with an adjoining driveway providing parking, whilst at the rear is a small enclosed garden and paved seating areas.

## Directions

M20 6EW



**Leyland Avenue,  
Didsbury, M20 6EW**

**£350,000**



- Located on a no through road
- Two storey rear extension
- Spacious lounge/dining room
- Sitting room & utility
- Fitted breakfast kitchen
- Three bedrooms
- Bathroom & separate WC
- uPVC double glazing and gas central heating
- Council tax band - C / EPC - C
- Driveway providing parking



**Postcode - M20 6EW**

**EPC Rating - C**

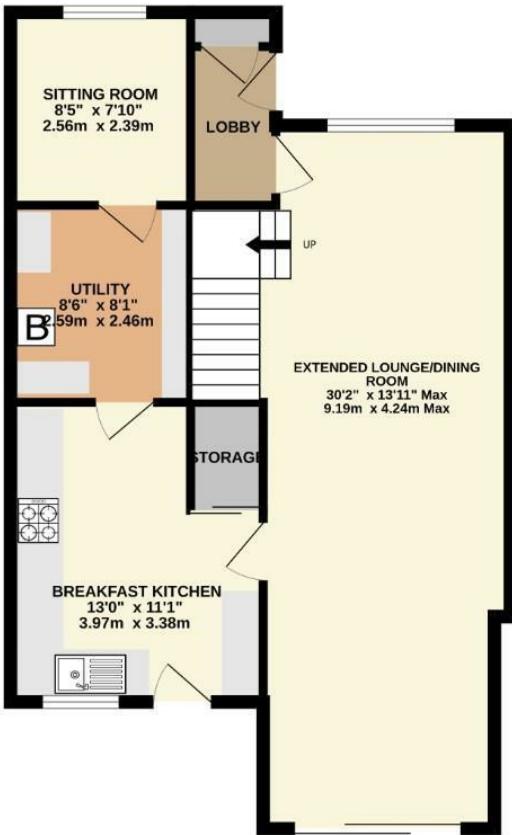
**Floor Area - 1208.00 sq ft**

**Local Authority - Manchester City Council**

**Council Tax - C**



GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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