



*jordan* fishwick

**DIDSBURY**  
Leyland Avenue

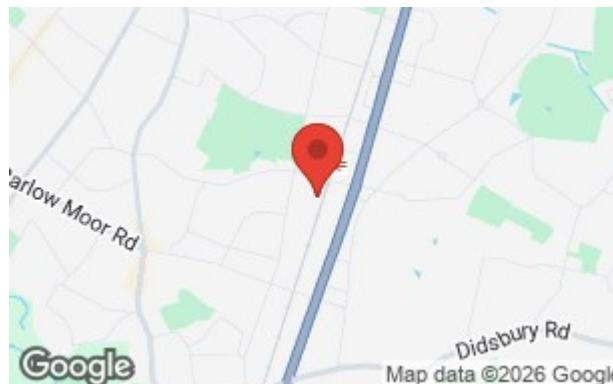


## The Property

AN APPEALING, MID MEWS PROPERTY OFFERING VERSATILE LIVING ACCOMMODATION THROUGHOUT, COUPLED WITH A GREAT LOCATION ON A SMALL CUL-DE-SAC CLOSE TO FOG LANE PARK. uPVC double glazed and gas centrally heated, the living space in outline comprises- Entrance hall, two separate reception rooms, fitted kitchen, three bedrooms and bathroom with white suite. Externally, there is a driveway to the front and pleasant open plan garden, with an enclosed garden to the rear.

## Directions

M20 6EW



**Leyland Avenue,  
Didsbury, M20 6EW**  
**Guide Price £300,000**



- Mid Mews property
- Cul-de-sac location
- Close to Fog Lane Park
- Two separate reception rooms
- Three bedrooms
- Fitted kitchen & bathroom
- Driveway to the front
- Enclosed rear garden
- uPVC double glazing
- Gas central heating



**Postcode - M20 6EW**

**EPC Rating - C**

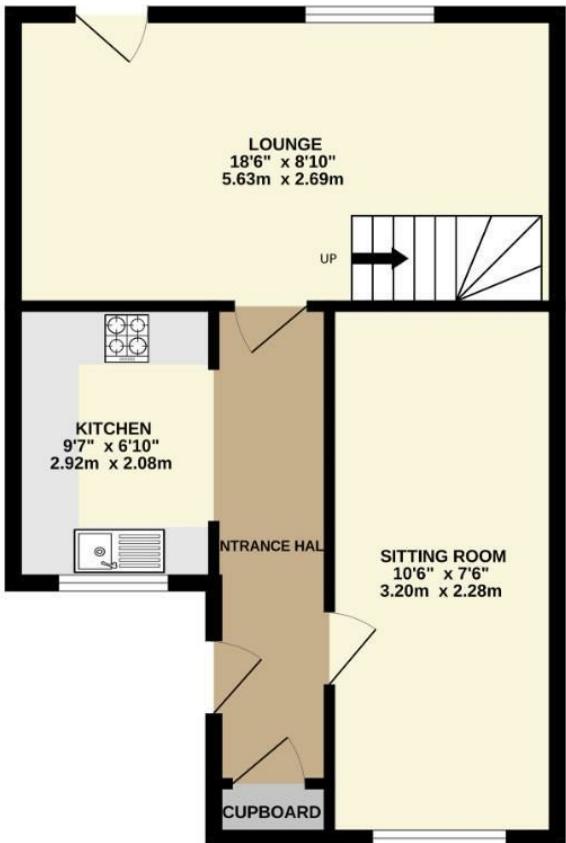
**Floor Area - 852.00 sq ft**

**Local Authority - Manchester City Council**

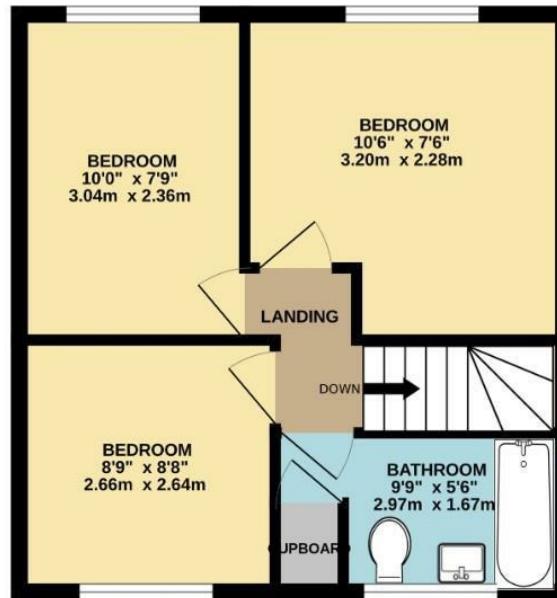
**Council Tax - B**



GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024