

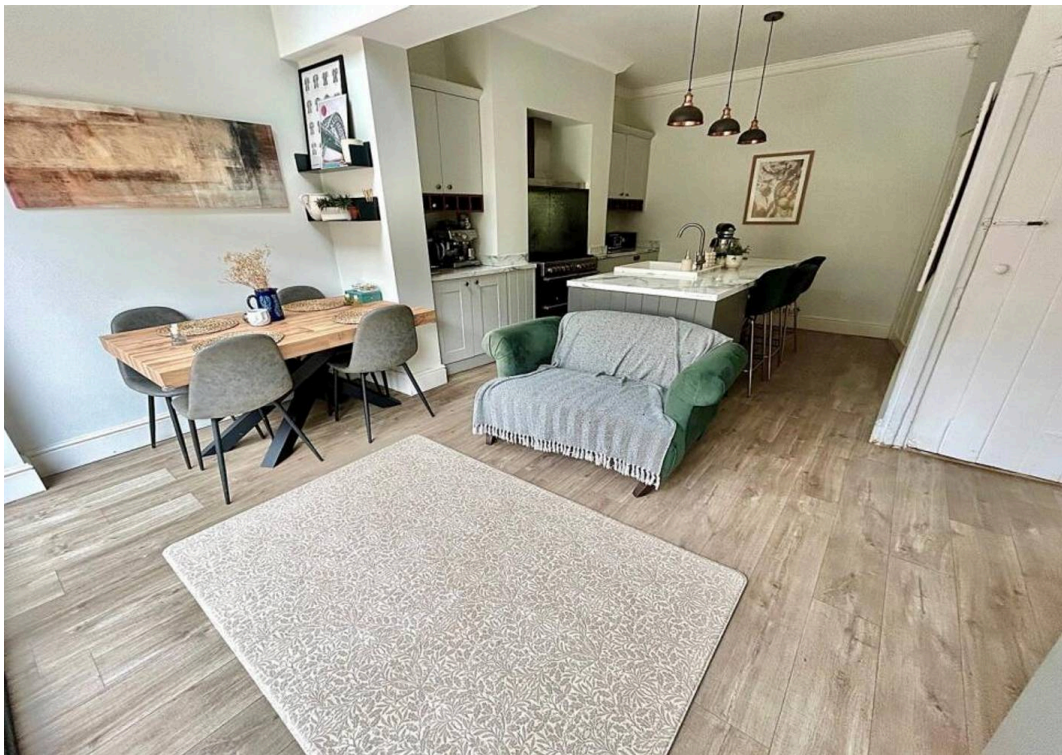
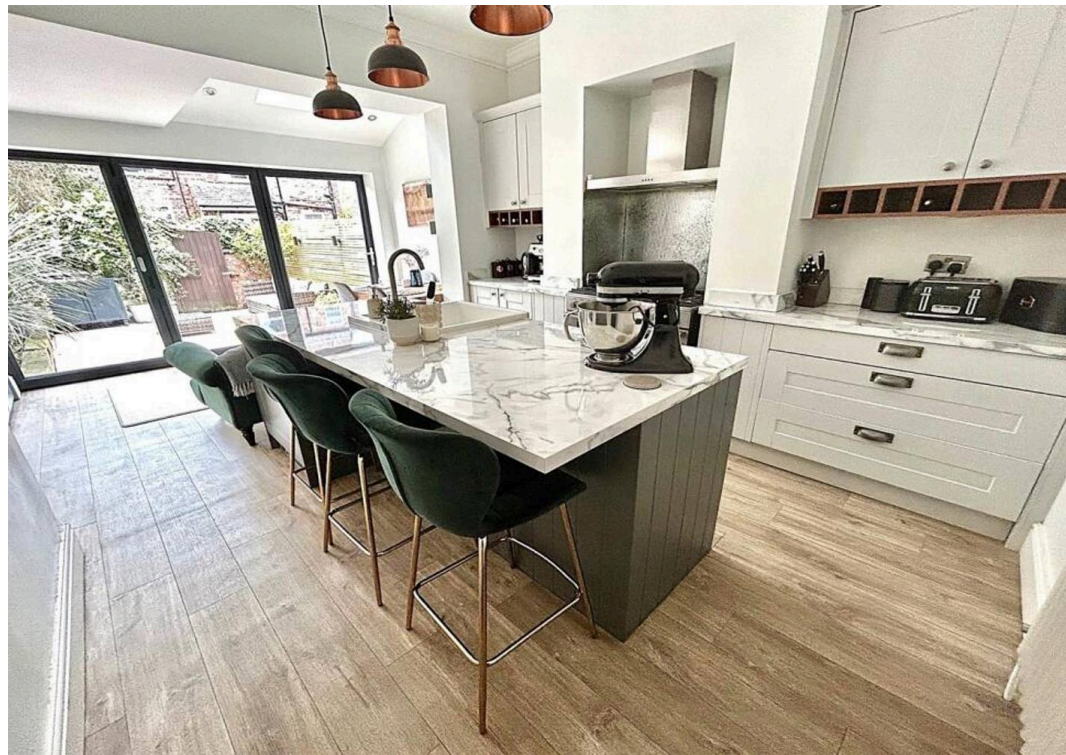


23 Leopold Avenue, West Didsbury  
Manchester

£550,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 23 Leopold Avenue

West Didsbury, Manchester

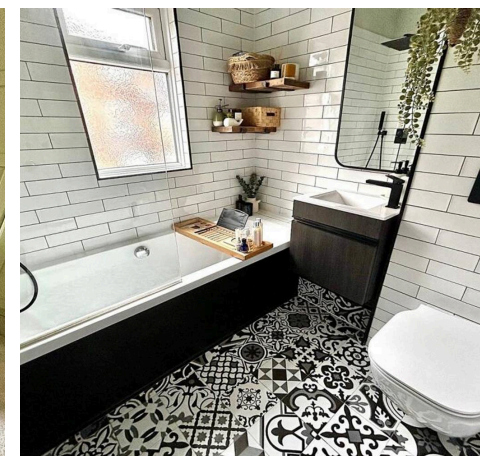
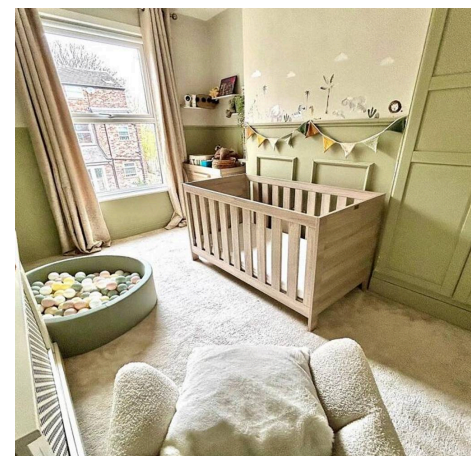
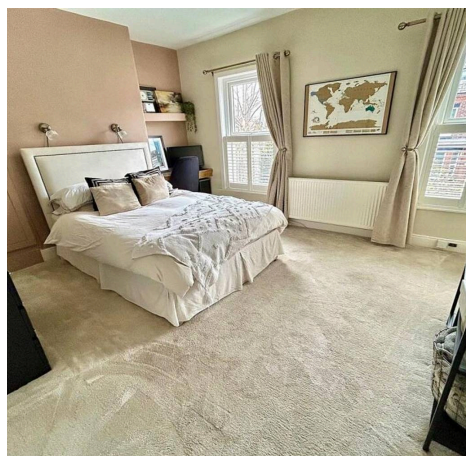
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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



## 23 Leopold Avenue

West Didsbury, Manchester

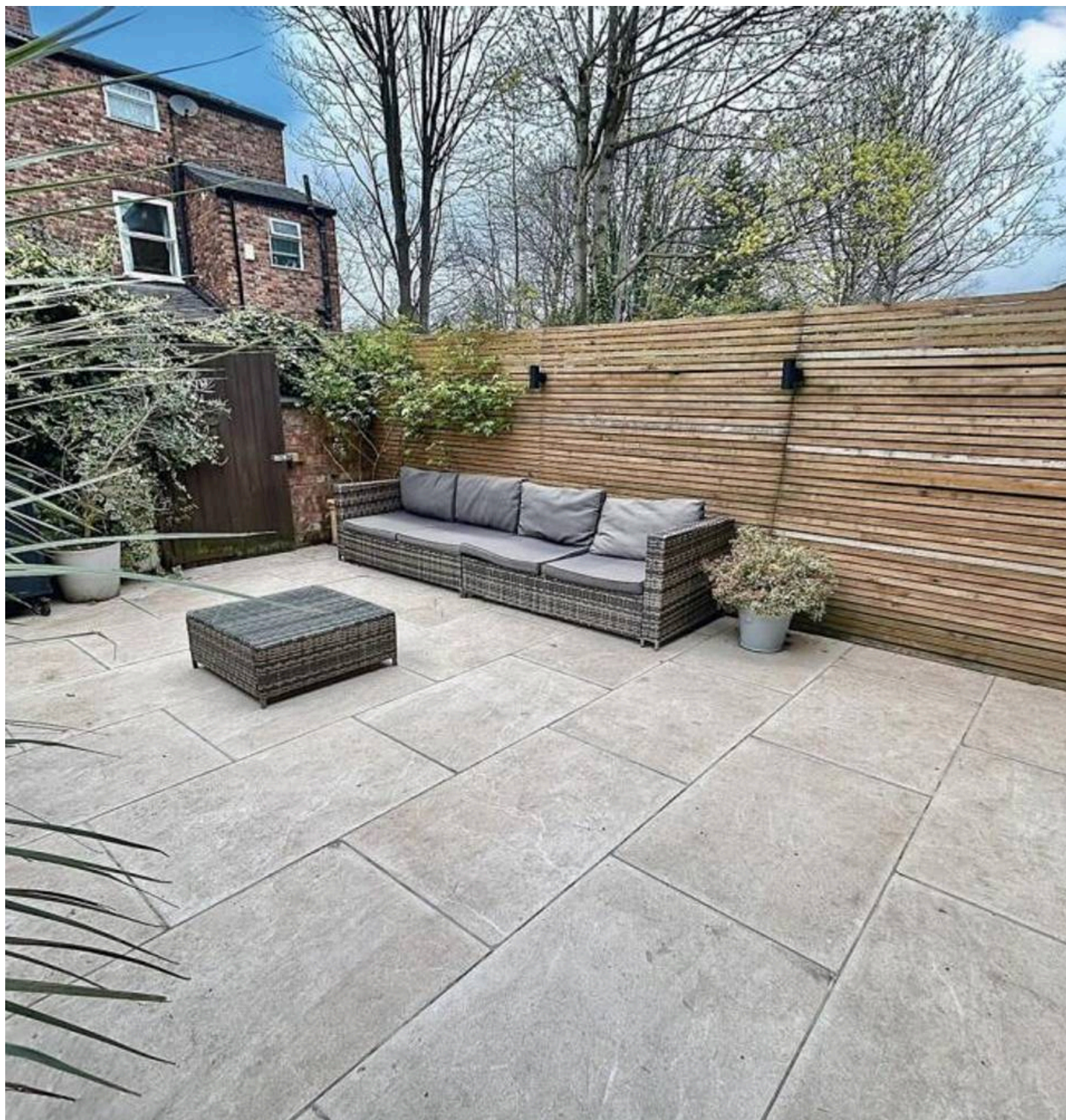
A beautifully presented larger style Victorian terrace measuring an impressive 1440 sq ft internally and boasting stylish and spacious accommodation over four floors. Located on a highly sought after cul-de-sac and only moments from the ever popular Burton Road, with its array of independent shops, bars,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

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.

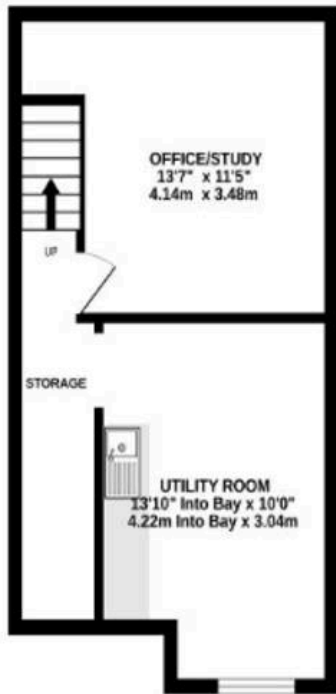
The lower ground floors benefits from a further reception room which is currently being used as an office/study and a useful utility room.

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.

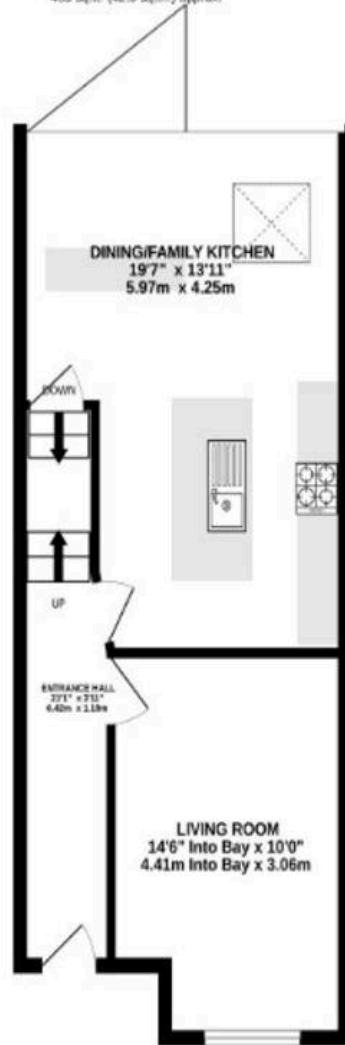
The second floor offers an impressive principal bedroom with a fitted wardrobe and a contemporary three piece en-suite shower room.



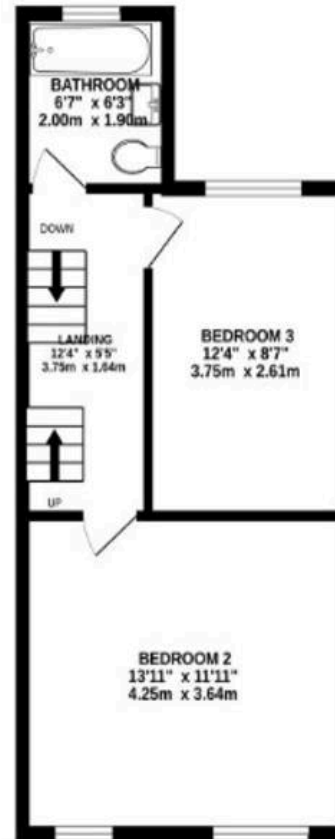
**BASEMENT LEVEL**  
328 sq.ft. (30.5 sq.m.) approx.



**GROUND FLOOR**  
458 sq.ft. (42.5 sq.m.) approx.



**1ST FLOOR**  
379 sq.ft. (35.2 sq.m.) approx.



**2ND FLOOR**  
275 sq.ft. (25.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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