



6 Leopold Avenue, West Didsbury

Manchester

£575,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



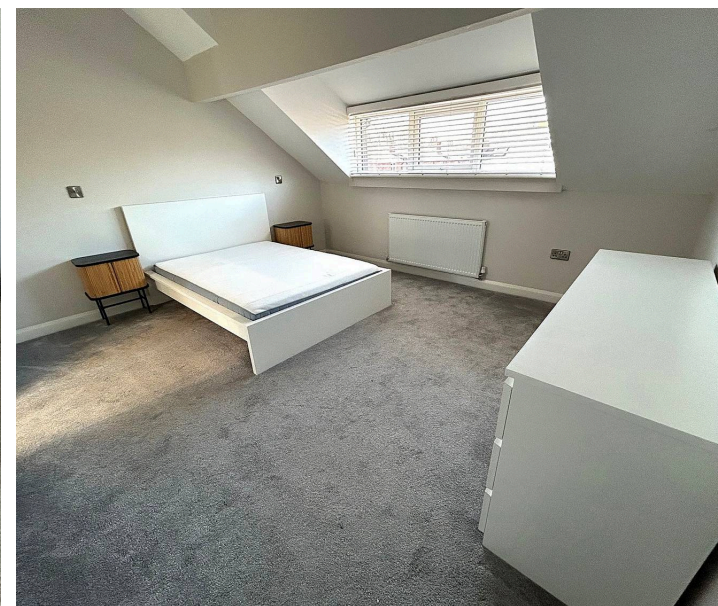
6 Leopold Avenue

West Didsbury, Manchester

Council Tax band: C

Tenure: Freehold

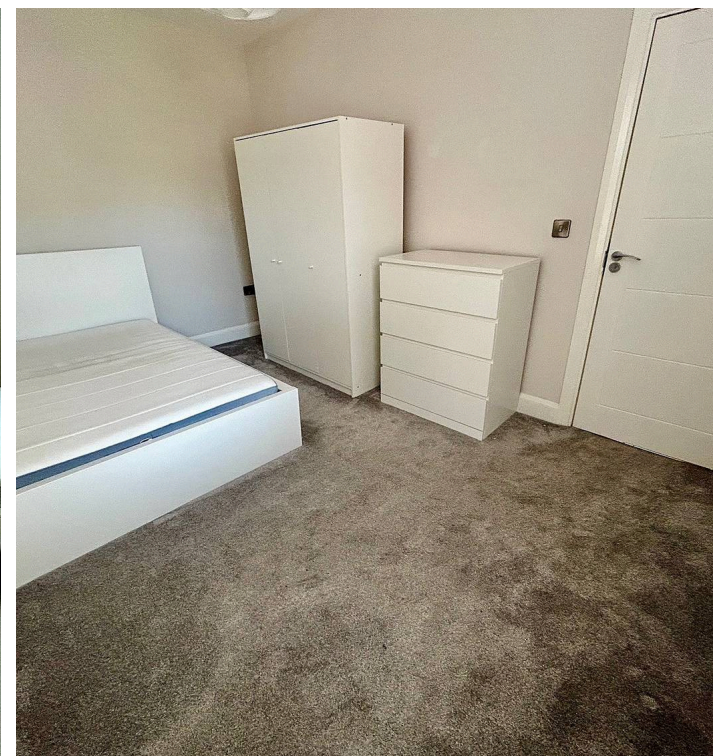
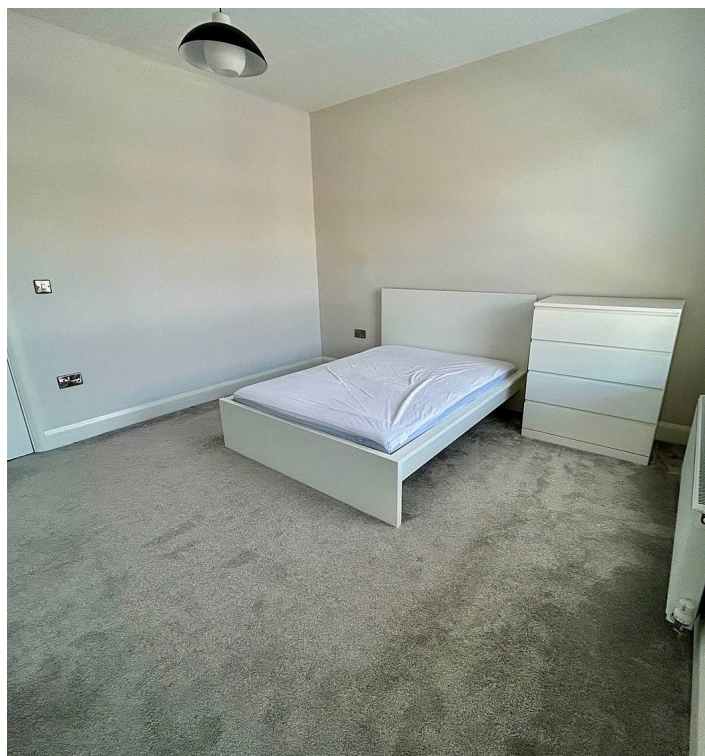
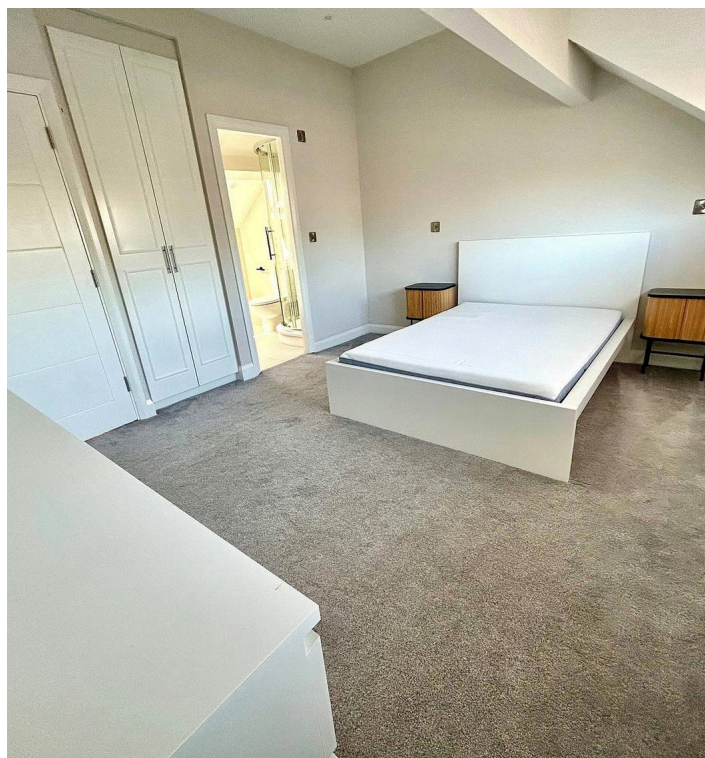
- A Stunning and Stylish Period Mid Terrace Property
- Measuring a Highly Impressive 1447 SQ FT Over Four Floors
- Stunning Accommodation on Offer with Three Reception Rooms and a Modern Fitted Kitchen
- Four Good Sized Double Bedrooms and Three Contemporary Bathroom Suites
- Fully Converted Cellar with a Useful Utility Room
- Conveniently Located Only Moments from Burton Road and Excellent Transport Links
- Offered to the Market with No Vendor Chain

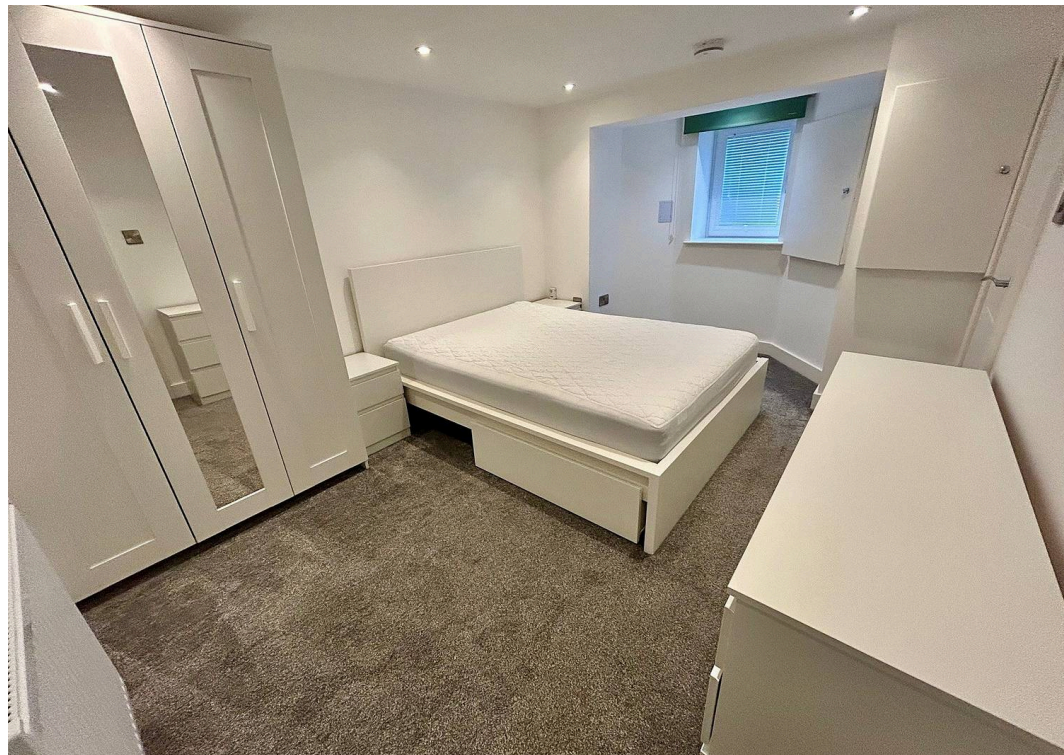
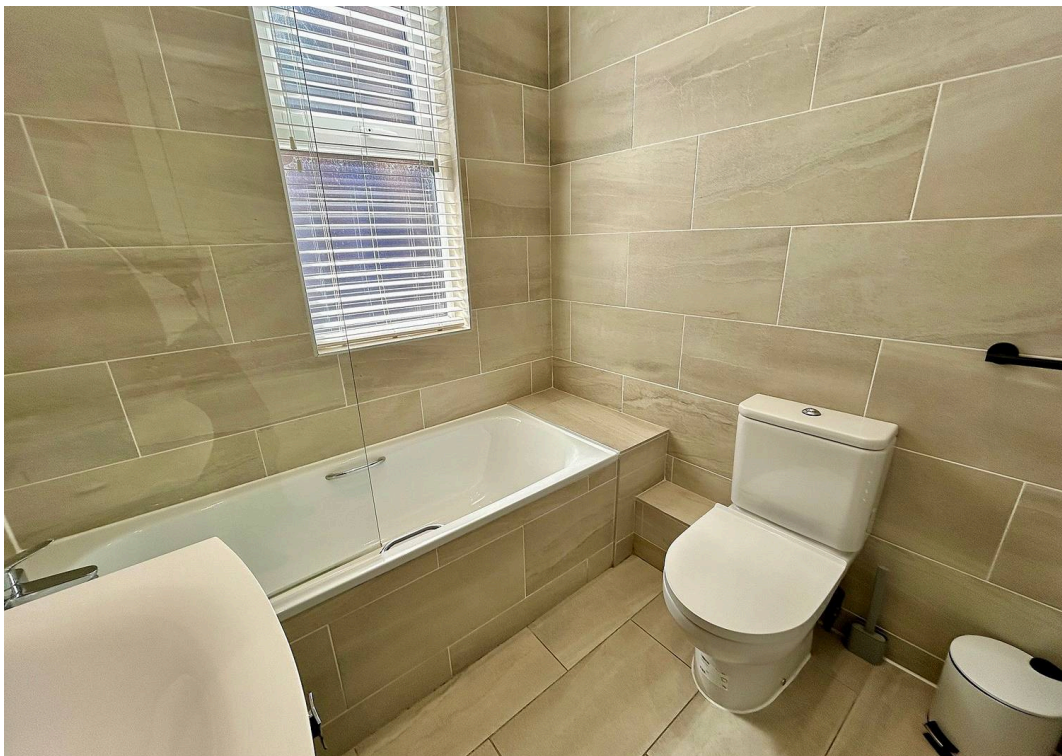


6 Leopold Avenue

West Didsbury, Manchester

This newly refurbished four double bedroom mid-terrace property presents an exceptional opportunity for those seeking a stylish and spacious family home with a blend of period features and contemporary finishes. Located only moments from the ever popular Burton Road with its array of bars, restaurants, independent shops and excellent transport links, the property is conveniently located. Over four floors with converted cellars this and measuring an impressive 1447 SQ FT this property is offered to the market with No Vendor Chain. Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the house, showcasing high ceilings, decorative cornicing and an abundance of natural light throughout. The generous living room offers bi-folding doors to the rear of the ground floor and access via stairs to the lower ground floor. The modern kitchen is fitted with sleek cabinetry, integrated appliances and ample workspace, seamlessly connecting to a versatile, bay fronted dining area that provides an inviting setting. To the first floor the property boasts three well-proportioned double bedrooms, with tasteful décor that complements the home's period character. A contemporary three piece bathroom suite serves all three bedrooms. To the second floor you are greeted by the generous principal bedroom with a built in wardrobe. A further, stylish three piece en-suite shower room serves the primary bedroom. A particular highlight is the converted cellar, offering flexible use as a home office, playroom, gym or additional living space, providing valuable versatility to meet the demands of modern living. you will also find a useful utility room and three piece shower room. Externally to the front there is a walled and tiled entrance, whilst to the rear there is a courtyard garden complete with walled boundaries and gated access to a communal alleyway.

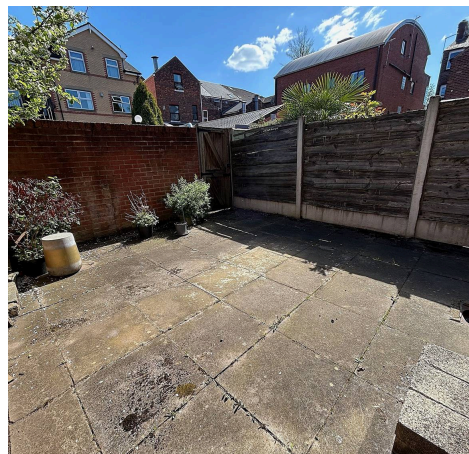
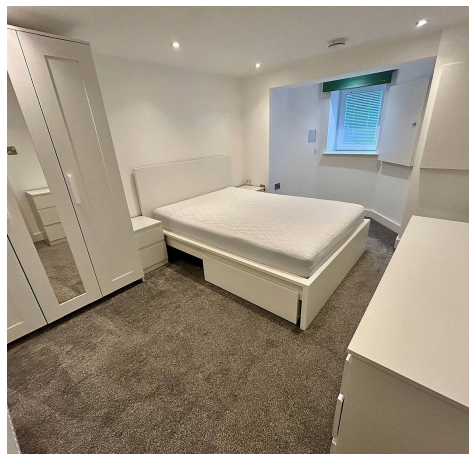




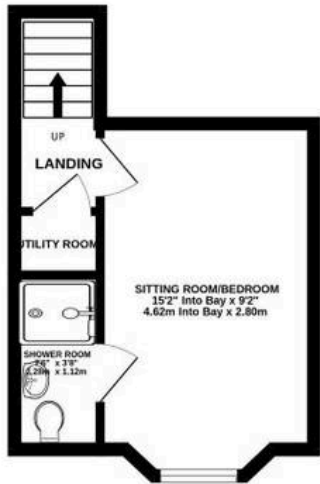
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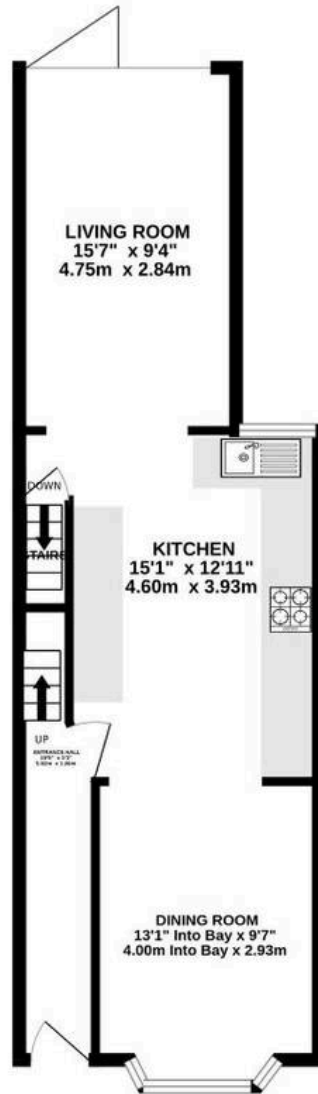
There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either 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 the Media City.



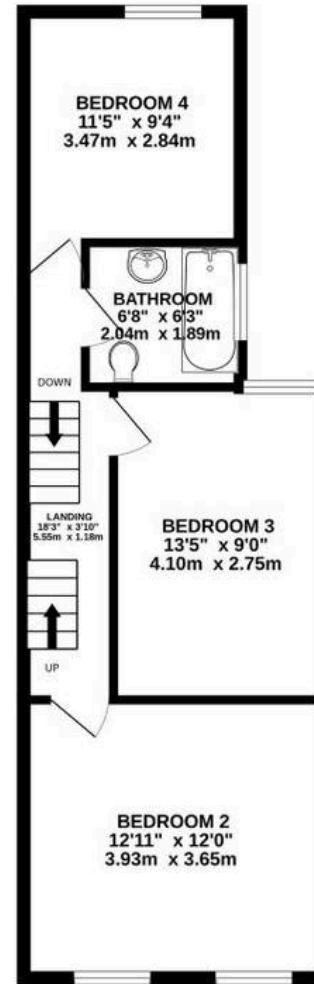
BASEMENT
204 sq.ft. (19.0 sq.m.) approx.



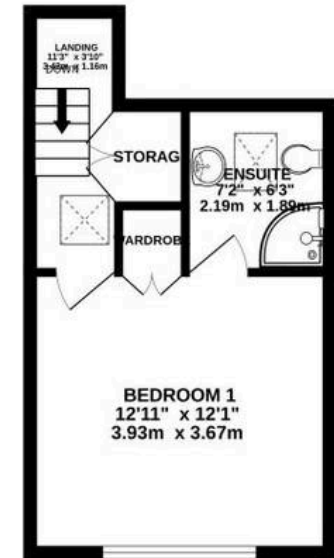
GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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