



*jordan fishwick*

**DIDSBURY**  
Leyland Avenue



# Leyland Avenue, Didsbury, M20 6EW

Guide Price £340,000

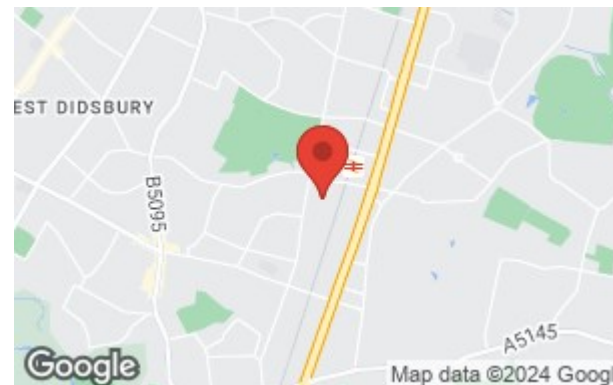


## The Property

TASTEFULLY MODERNISED in recent years, this appealing, THREE BEDROOM, semi detached property now offers a HIGH LEVEL OF PRESENTATION THROUGHOUT, coupled with a south facing garden and a convenient location on a small CUL-DE-SAC, close to Fog Lane Park & Didsbury Village. In outline comprising :- Entrance hall with useful storage space, through lounge dining room with square bay window extending over 27ft, modern kitchen with a comprehensive range of units and integrated appliances, three good sized bedrooms and a contemporary bathroom suite with chrome fittings. There is a small paved frontage and an enclosed south facing garden with decked seating area, flowerbed borders and boundary fencing. The property is also ideally positioned to take advantage of the nearby train station and Didsbury Metrolink stop.

## Directions

M20 6EW



- Modernised throughout
- High level of presentation
- Three good sized bedrooms
- Lounge/dining room over 27ft
- Modern kitchen & bathroom
- South facing garden
- uPVC double glazing & Gas central heating
- Cul-de-sac location
- Close to Fog Lane Park
- Easy access to Burnage train station & Didsbury Metrolink

Postcode - M20 6EW

EPC Rating - C

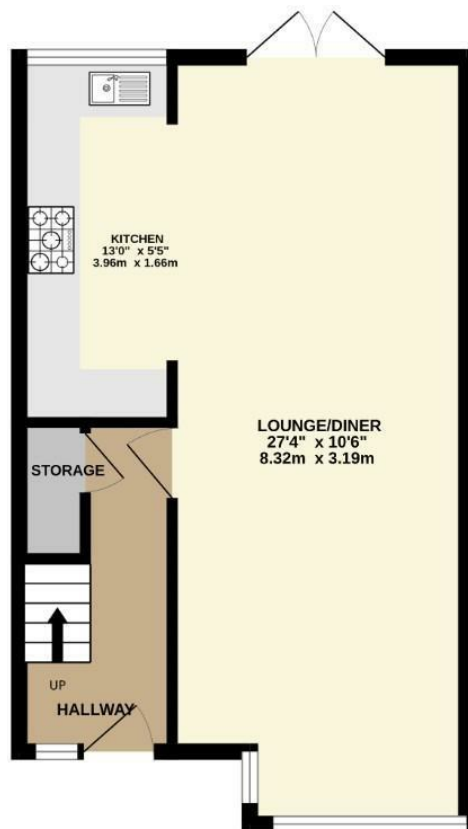
Floor Area - 824.00 sq ft

Local Authority - Manchester City Council

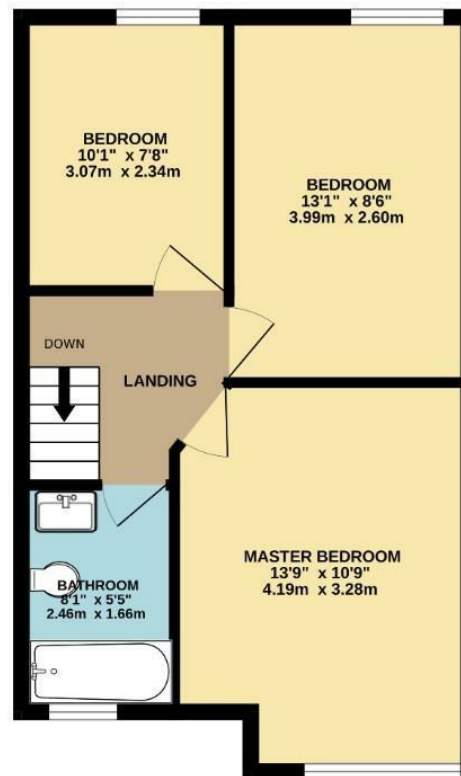
Council Tax - C



GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordanfishwick.co.uk  
www.jordanfishwick.co.uk