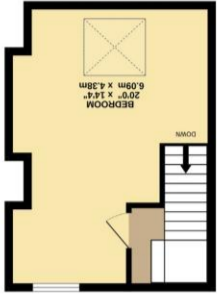
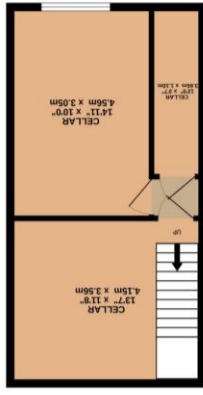


www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

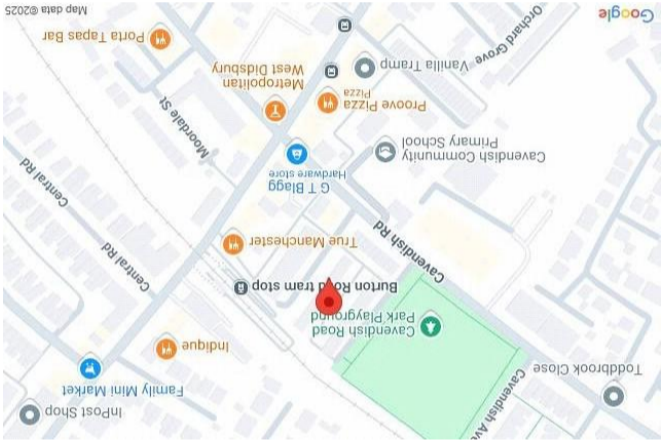


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What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or mis-statement. The plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC England, Scotland & Wales Not energy efficient - higher running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
79	50



PHILIP JAMES
 KENNEDY

11 LEOPOLD AVENUE
 WEST DIDSBURY, M20 1JL



OFFERS OVER £500,000

A STUNNING and IMMACULATELY PRESENTED Victorian terrace with accommodation set over three floors, positioned on QUIET CUL-DE-SAC in the HEART OF WEST DIDSBURY VILLAGE, just a moment from trendy Burton Road with a wide range of independent shops, café bars and restaurants, as well as the Metrolink being within easy reach. 1462 Sq Ft

The well-proportioned property is set over three floors, with additional unconverted cellars. The accommodation consists of an entrance hallway with stairs rising to the first floor.

The entrance leads to the bright and spacious dining room, which opens into the newly fitted stylish kitchen, with a range of bespoke units, that continue to run through the dining room. A door from the dining room opens out onto the garden. Accessed through the dining room is the elegant living room with high corniced ceilings and feature, display fireplace.

Steps lead down from the kitchen to the unconverted double chamber cellars, with potential to convert, subject to planning permission.

The first floor reveals two well-proportioned bedrooms, served by the newly renovated, modern family bathroom. The second floor is taken up by the generously sized principal bedroom (currently being used as a lounge and home office). A roof light and window to the rear aspect flood the room with an abundance of natural light.

The property is approached via an area of garden frontage, which is enclosed with a tall hedging to the front and side. To the rear is a village garden, providing an ideal space for outdoor entertaining in the warmer months.

Freehold
Council Tax: C
Approx. 1462 Sq Ft

*"A Stunning Victorian
Terrace In The Heart Of
Didsbury Village"*

