



MOSSCARE HOUSING LIMITED



8 Leopold Ave, West Didsbury

Offers in the Region of £280,000

A four bedroom period terraced property situated within walking distance of West Didsbury village, offering a range of restaurants and bars together with a number of specialist retailers.

The property is prime for redevelopment/modernisation by a property developer or DIY enthusiast

To arrange a viewing or for further details

**Contact Chris Davies
on 0161 232 5628**

**Registered Office and correspondence address:
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E-MAIL: information@mosscares.org.uk**



8 Leopold Avenue, West Didsbury

Entrance Hall

Entrance hall leading to ground floor rooms and stairs to first floor

Lounge 15'4 x 9'8

Bay window to front aspect. Electric fire

Dining Room 13'3 x 10'9

Window to rear, TV point, electric fire

Kitchen 14'10 x 10'9

Window to rear aspect, side door to rear. Access to basement under front of property

First Floor

Landing

Landing area comprising of access to 3 bedrooms, bathroom and WC, airing cupboard and stairs to second floor

Bedroom One 13'11 x 12'2

Two windows, ceiling light point, radiator

Bedroom Two 13'3 x 9'5

Window. Ceiling light point, radiator

Bedroom Three 9'8 x 9'7

Window, ceiling light point radiator

Bathroom

White bath and wash hand basin

Separate WC

White suite

Second Floor

Landing

access to main loft, door to bedroom four and access to outrigger roof void

Bedroom Four 15'2 x 12'8

Large window to front, ceiling light point, radiator

Externally

To rear of property there is an enclosed rear flagged yard. Small enclosed garden to the front

Directions

The property is situated off Cavendish Road, close to the junction of Lapwing Lane and Burton Road