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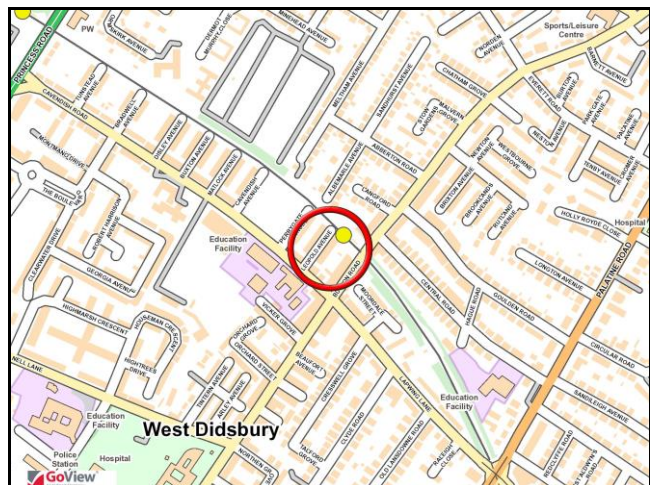
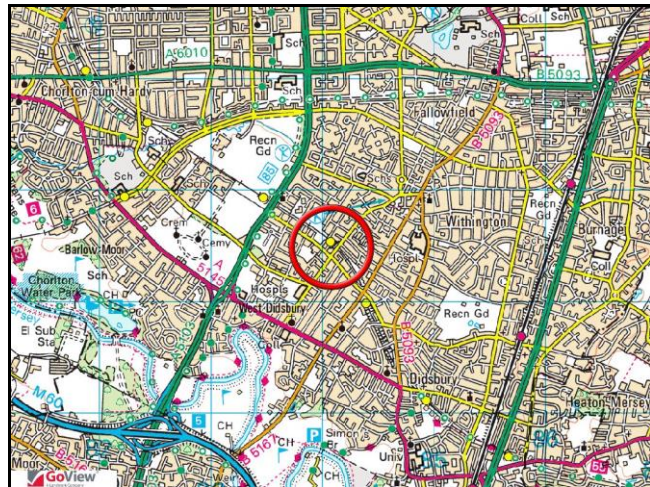
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INDEPENDENT ESTATE AGENTS

location



INDEPENDENT ESTATE AGENTS

16 Leopold Avenue Manchester, M20 1JL



A FABULOUS FOUR BEDROOMED, COMPREHENSIVELY REFURBISHED, PERIOD TERRACE WITH OVER 1500 SQFT OF ACCOMODATION OVER FOUR FLOORS INCLUDING A WONDERFUL LOFT CONVERSION. SUCH AN IDEAL LOCATION WITHIN WEST DIDSBURY VILLAGE.

Hall. Lounge. Dining Room. Kitchen. Useful Cellar. Four good-sized Bedrooms. Two Bath/Shower, One En Suite. Lovely walled Courtyard Garden.

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

Energy Efficiency Rating		Current	Potential	Environmental Impact Rating		Current	Potential
Very energy efficient – lower running costs	A			Very environmentally friendly – lower CO2 emissions	A		
B				B			
C				C			
D				D		67	70
E				E			
F				F			
G				G			
Not energy efficient – higher running costs				Not environmentally friendly – higher CO2 emissions			
England & Wales		71	74	England & Wales			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

“ Location! Location! Location! ”

£425,000

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail



A stylish, comprehensively refurbished Period Terrace with over 1400 sqft of accommodation over Four Floors which includes a superb Loft Conversion and useful Cellar.

The property is ideally located within fashionable West Didsbury Village with a range of independent Shops, Bars and Restaurants and within an easy reach of Burton Road Metrolink Station and Cavendish Road Park.

Internally there is neutral re-decoration, contemporary Kitchen and Bathroom fittings and UPVC double glazing.

In addition to the accommodation there is a lovely, broadly south facing walled Courtyard Garden.

An internal viewing will reveal:

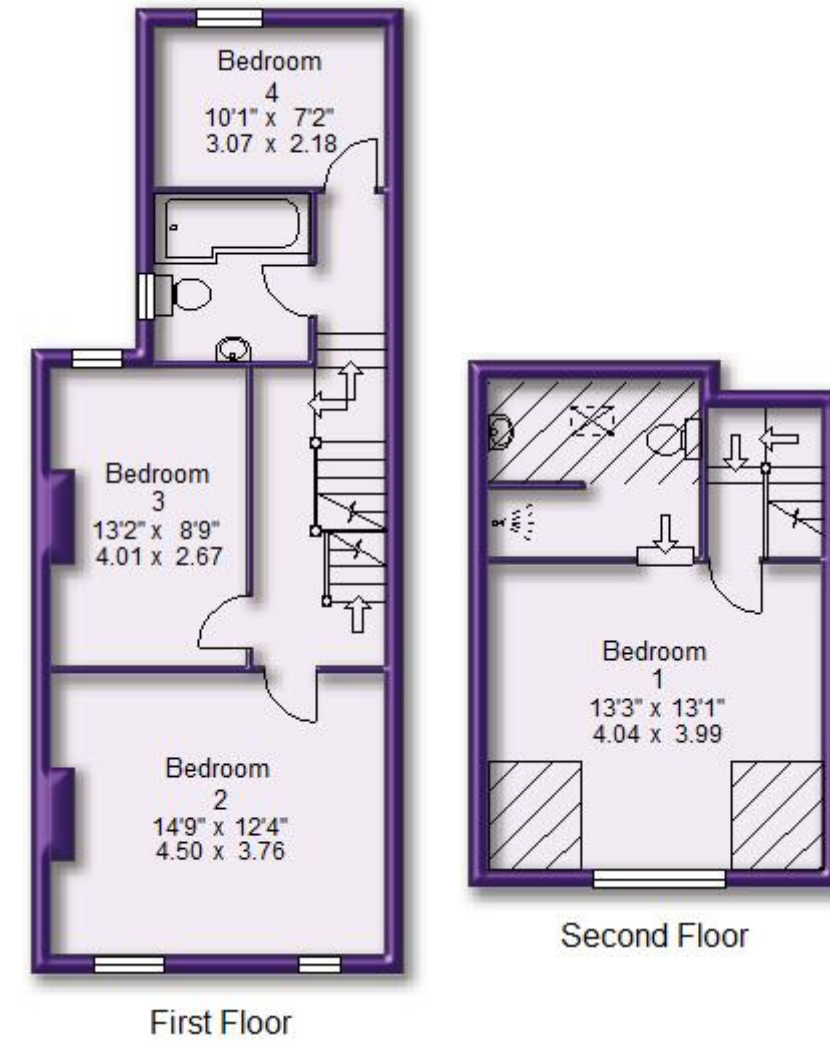
The accommodation



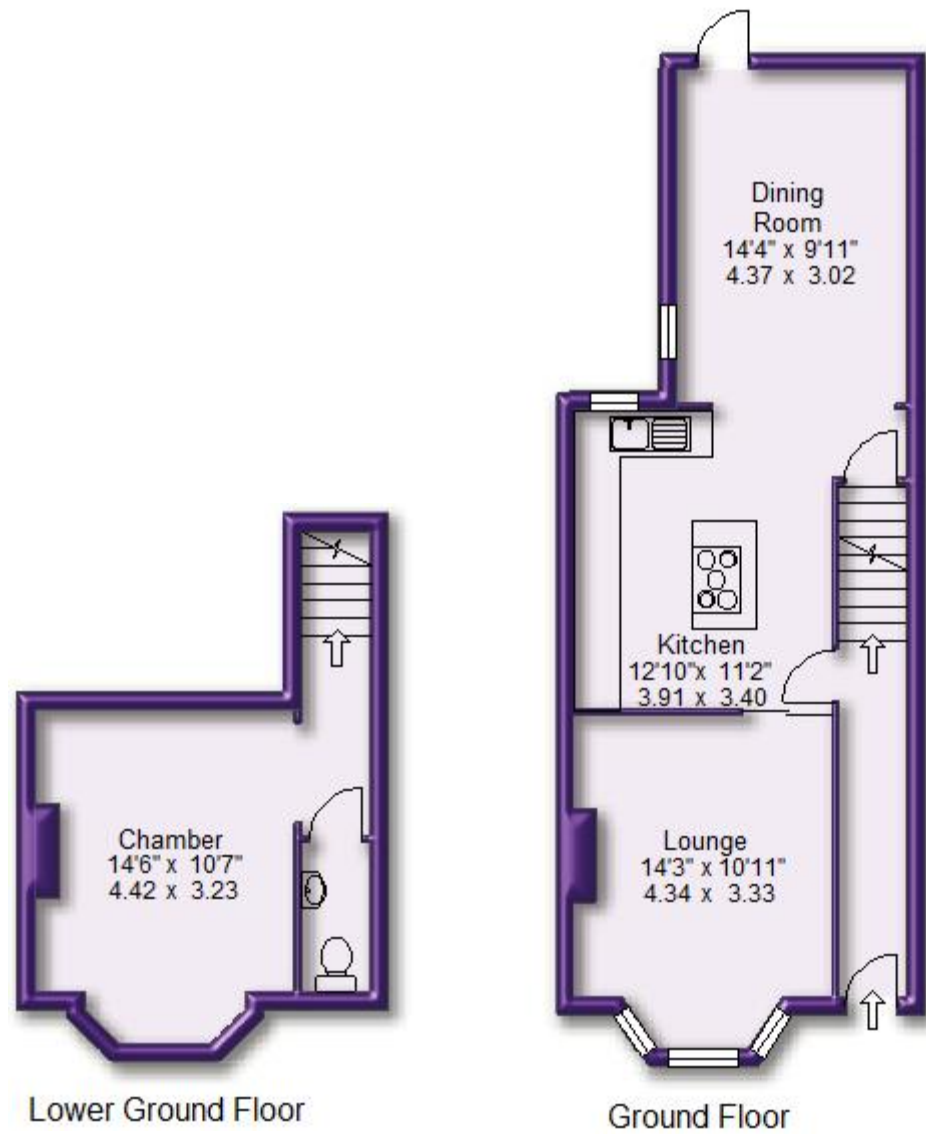
Entrance Hallway having a panelled front door with window above. Oak flooring. Staircase rises to the First Floor. Door opens to the Kitchen.

14'3" x 10'11" Lounge. A well-proportioned Reception Room having a Three section bay window to the front with mid-level plantation shutters. Contemporary gas fire to the chimney breast. Re-production column radiator. A sliding door leads into the Kitchen.

12'10" x 11'2" Kitchen re-fitted with an extensive range of handleless base and eye-level units with worktops over and inset one-and-a-half bowl sink unit with mixer tap. Built-in, stainless steel fronted electric double oven with five ring gas hob and stainless steel, ceiling mounted extractor hood over all set with a central island unit which doubles up as a Breakfast Bar. Space suitable for an American-style fridge/freezer. Large opening with step-down into the Dining Room. UPVC double glazed window to the rear. Door conceals access down to the Cellar. Inset spotlights.



Approx Gross Floor Area = 1563 Sq. Feet
 = 144.89 Sq. Metres



14'4" x 9'11" Dining Room. Another good-sized Reception Room having a glazed door opening into the Courtyard Garden. Additional window to the side. Inset spotlights to the ceiling.



14'6" x 10'7" Cellar providing excellent storage space. There is also space and plumbing suitable for a washing machine and dryer. Door opens to a separate WC and wash basin.

First Floor Landing having doors opening to Three of the Bedrooms and Family Bathroom. Further staircase rises to the Second Floor.

14'9" x 12'4" Bedroom Two. An excellent-sized Bedroom having Two windows to the front both with plantation shutters.



13'2" x 8'9" Bedroom Three having a window to the rear.

10'1" x 7'2" Bedroom Four having a window to the rear overlooking the Garden.

Family Bathroom fitted with a contemporary white suite with chrome fittings and comprises of: 'P-shaped' panelled bath with thermostatic shower over and fitted shower screen, low-level WC, pedestal wash hand basin. Opaque window to the side. Tiled floor. Part-tiled walls.



Second Floor Landing having a door to Bedroom One.

13'3" x 13'1" Bedroom One. A lovely Bedroom having a wide dormer window to the front. There is then a wide opening with step-down into the En Suite Shower Room.

The En Suite Shower Room is fitted with a contemporary suite comprising of: enclosed shower cubicle, low-level WC, wall-hung wash hand basin.

Tiled floor. Part-tiled walls. Velux window to the rear.



Outside

Externally the property has an ideal walled Courtyard Garden perfect for a large table and chairs!

Location! Location! Location!

