



*Jordan fishwick*

15 Maidstone Avenue, Chorlton, M21 9ND

Guide Price £425,000



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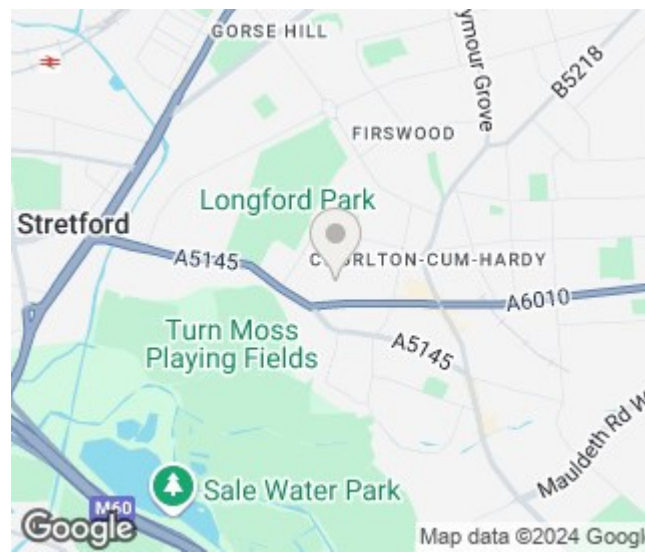


## The Property

**\*\*\*NO CHAIN\*\*\*** Nestled in a superb CORNER PLOT on a well regarded road in the HEART OF CHORLTON VILLAGE is this delightful THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY which will prove an ideal family home. Some modernisation is required, allowing the purchaser to update to their own taste and there is SIGNIFICANT SCOPE TO EXTEND (stp) without compromising the well landscaped gardens. The property further benefits from both a DRIVEWAY AND DETACHED GARAGE providing off road parking for two vehicles and is located within only a short stroll of Chorlton Village, all local amenities and transport links as well as Longford Park. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with sliding patio doors opening to the dining room with large bay window, breakfast kitchen. To the first floor there are three well proportioned bedrooms, both the main and second featuring full height fitted wardrobes and shower room. Double glazing and gas central heating have been installed throughout. Externally, well maintained gardens surround the property and boast large areas of lawn, well stocked beds with mature plants and shrubbery as well as a stone flagged patio. An internal viewing of this superb property is strongly recommended. Sold with no onward chain. Council Tax: C.



- NO CHAIN
- Well presented semi detached 1930s property
- Large corner plot
- Three double bedrooms and two reception rooms
- Many original features retained
- Driveway and detached garage providing off road parking
- Stone's throw from Chorlton Village and Longford Park
- 0.6 miles to the Metro
- Significant scope to extend (STPP)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

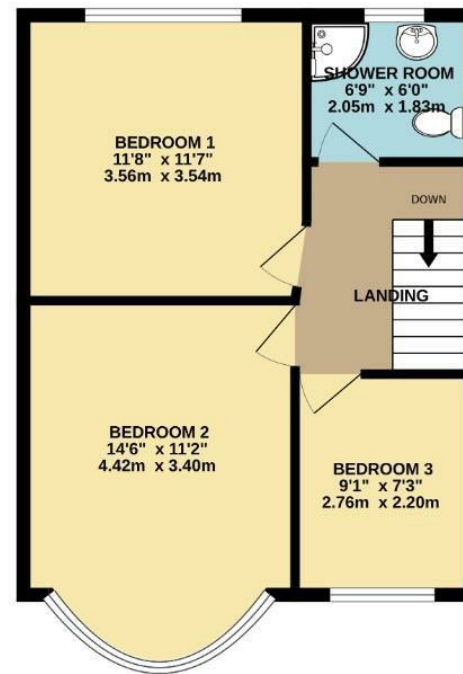




GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA · 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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 operability or efficiency can be given.  
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