



jordan fishwick

9 Littler Avenue, Chorlton, M21 7WA
Guide Price £365,000



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The Property

A truly delightful and EXTENDED THREE BEDROOM SEMI DETACHED 1930S PROPERTY located at the end of a quiet residential CUL-DE-SAC within easy reach of all local amenities, transport links and Chorlton Water Park. This superb property boasts a LARGE SOUTH-WESTERLY FACING CORNER PLOT and provides spacious, light accommodation ideal for a young couple or family. The property is offered for sale in move-in ready condition having been tastefully updated by the current owners. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge, kitchen with modern shaker style units open to the sitting/dining room with French patio doors opening to the rear garden. To the first floor there are three good sized bedrooms and bathroom fitted with a modern three piece suite and feature tiling. Externally, to the front of the property is a walled garden with well stocked beds and gated path leading to the front door. To the rear, a fenced and enclosed garden has been mainly laid to lawn and enjoys a sunny south-westerly aspect, mature hedgerow borders and large beds stocked with an array of mature plants and shrubs. An internal viewing is most highly recommended.

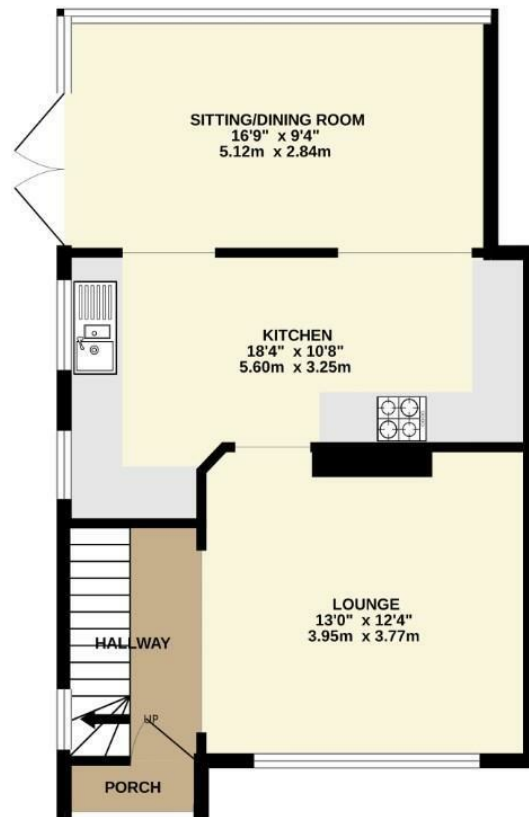
- Superbly presented and extended semi detached 1930s property
- Large south-westerly facing corner plot
- Three good sized bedrooms and two spacious reception rooms
- Quiet residential CUL-DE-SAC
- Well placed for Chorlton Village, the Metro (0.5 miles) and Chorlton Water Park
- Spacious and light accommodation throughout
- Ideal for a young couple or family
- Stylishly decorated throughout
- Council Tax: A. EPC: D



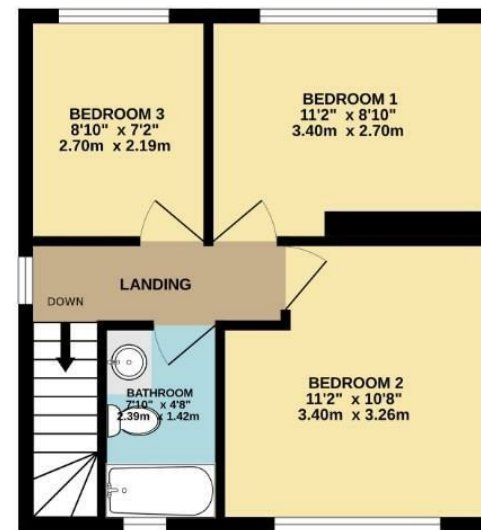
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 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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