



jordan fishwick

25 Maidstone Avenue, Chorlton, M21 9ND
Guide Price £395,000



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Manchester, M21 9ND**

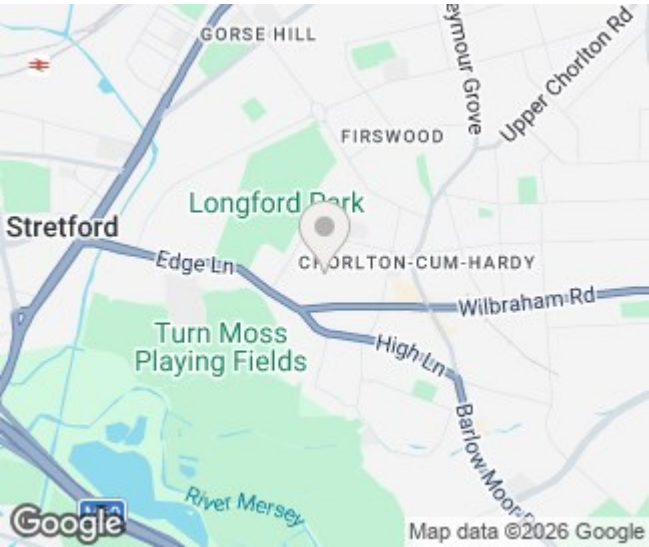
Guide Price £395,000



The Property

*****NO CHAIN***IN NEED OF MODERNISATION***** Located on a quiet residential CUL-DE-SAC only a short stroll from Chorlton Village and Longford Park is this delightful **THREE BEDROOM SEMI DETACHED 1930S PROPERTY** benefitting from a large **WESTERLY FACING GARDEN** as well as a **DRIVEWAY** providing off road parking. This delightful property will prove ideal for a young couple or family, offering spacious and light accommodation throughout and provides an excellent opportunity for a buyer to create a contemporary home well suited to their own tastes and requirements with **SIGNIFICANT SCOPE TO EXTEND** (subject to all planning permissions and consents). The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with bay window, sitting/dining room with French patio doors leading to the rear garden, kitchen, w/c. To the first floor there are three good sized bedrooms, both the main and second with full height fitted wardrobes and shower room fitted with a three piece suite. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property there is a walled garden with mature plants and shrubs plus a driveway which extends to the side. To the rear, a generous fenced and enclosed garden enjoys a Westerly aspect and has been mainly laid to lawn with mature trees and shrubs. Early viewing is strongly recommended.

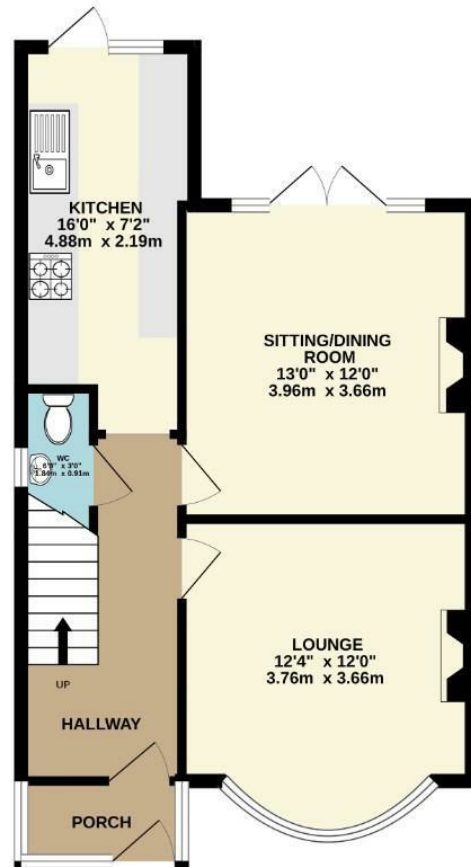
- NO CHAIN
- In need of modernisation and updating
- Traditional bay fronted semi detached 1930s property
- Quiet residential CUL-DE-SAC
- Large Westerly facing rear garden
- Driveway and detached garage
- Three good sized bedrooms + two reception rooms
- Short stroll from Chorlton Village and Longford Park
- Walking distance from all local amenities, schools and transport links
- Council Tax: C. EPC: D



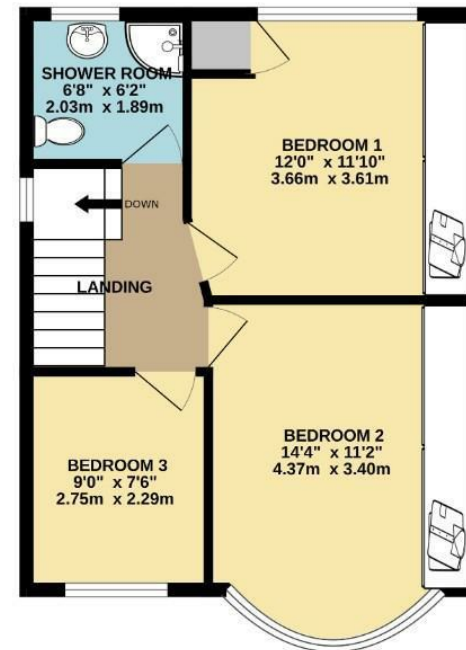
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 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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