

jordan fishwick

9 Maple Avenue, Chorlton, M21 8BD

Guide Price £810,000



9 Maple Avenue, Chorlton, Manchester, M21 8BD

Guide Price £810,000







The Property

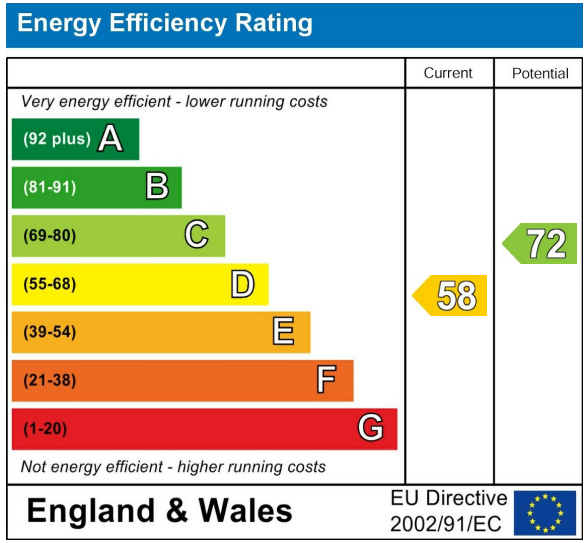
Located on a tree-lined CUL-DE-SAC in the heart of Chorlton Village is this delightful FOUR DOUBLE BEDROOM SEMI DETACHED VICTORIAN PROPERTY which offers in excess of 3,000sqft ACCOMMODATION OVER THREE FLOORS and cellars. The property retains a number of ORIGINAL PERIOD FEATURES and is well positioned for the amenities Chorlton has to offer including local shops, cafés, bars and restaurants along Beech Road plus a range of parks, transport links and well-regarded schools are also within easy reach. The accommodation comprises a covered porch leading to a spacious entrance hall, a front reception room with a large bay window, connecting to a 25ft OPEN PLAN LIVING/DINING/KITCHEN area to the rear. On the first floor are three generously sized double bedrooms, including a principal bedroom with a bay window, a family bathroom fitted with a modern three-piece suite and a separate bathroom fitted with contemporary walk-in shower. The second floor provides a large open-plan studio, ideal for a variety of uses such as; home office, studio or additional reception room with a separate room that can function as a bedroom or be converted into a further bathroom. The extensive cellars provide excellent storage space with an entrance leading to the back garden, plus there is a WC and offer potential for conversion, subject to the necessary consents. Outside, the front garden is planted with mature shrubs and trees, providing a degree of privacy from the road. The rear garden is mainly laid to lawn and includes a raised patio, together with established planting and mature trees. The house requires some updating, albeit superficial, with minor improvements and decorating throughout. An excellent opportunity for a purchaser to personalise the interiors.

- Delightful semi detached Edwardian property of character
- Some cosmetic updating required
- Tree-lined CUL-DE-SAC in a sought after central Chorlton location
- In excess of 3000sqft accommodation over three floors and cellars
- Many original features retained
- Ideally situated for all local amenities and transport links
- Short stroll from Beech Road, multiple schools and parks
- 25ft open plan living/dining/kitchen
- Ideal family home











BASEMENT
796 sq.ft. (73.9 sq.m.) approx.

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.

1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.

2ND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 3206 sq.ft. (297.8 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.
Made with Metropix ©2026

jordan fishwick

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington