



*Jordan fishwick*

8 Maitland Avenue, Chorlton, M21 7WB

Guide Price £360,000



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### The Property

A simply delightful FOUR BEDROOM SEMI DETACHED 1930S PROPERTY located on a well regarded road positioned mid way between Chorlton and Didsbury Village centres. This splendid property will prove ideal for a young couple or family, offering spacious and light accommodation throughout and is ideally situated for all local amenities, schools and transport links. The property further benefits from a large rear garden plus Chorlton Water Park is only a short stroll away. The accommodation briefly comprises: entrance hallway, spacious lounge/dining room with bay window, family room, kitchen, bathroom and separate w/c while the first floor reveals four good sized bedrooms. Externally to the front of the property is a garden with mature plants and gated path leading to the front door while to the rear, a superb fenced and enclosed garden extends to nearly 50ft in length and features a large lawn as well as a flagged patio area and vast array of plants and shrubs. An internal viewing is most strongly recommended.

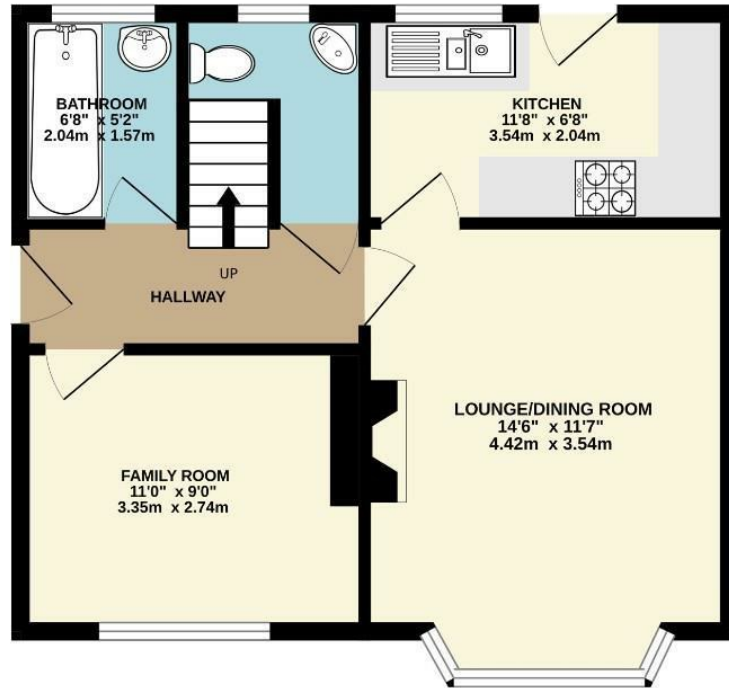
- Well presented semi detached 1930s property
- Four good sized bedrooms and two reception rooms
- Large rear garden
- Well placed for both Chorlton and Didsbury Village centres
- Short stroll from Chorlton Water Park
- Spacious and light accommodation throughout
- Walking distance from all local amenities, transport links and multiple schools
- Ideal for a couple or family
- Council Tax: A. EPC: D



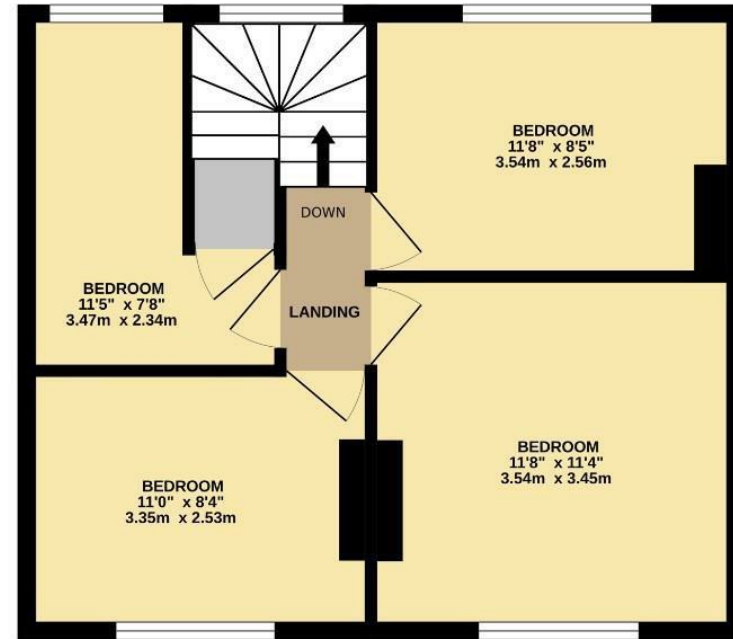
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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