15 Maitland Avenue, Chorlton, M21 7ND



Price: £355,000

****VIDEO TOUR COMING** A well-presented & tastefully extended, FOUR BEDROOMED, bay fronted, traditional semi-detached property situated on a highly popular residential road off Barlow Moor Road here in Chorlton. Nearby to Chorlton Water Park, Chorlton Golf Club, the Metrolink station on Mauldeth Road West and located perfectly for the commuter with access to the local motorway links to Manchester International Airport. West Didsbury is a twenty-minute walk away with Burton Road providing a lively and vibrant atmosphere and includes street cafes, bars and restaurants. The well-planned accommodation comprises; porch, an entrance hall, a through family/lounge with bay window to the front aspect and access out into the rear enclosed lawned garden and an impressive open plan fitted kitchen/breakfast/dining room with access into the rear garden. To the first floor there are four bedrooms, bedroom one benefits from a three-piece white bathroom ensuite and there is an impressive white four-piece family bathroom. The property benefits a driveway providing off road parking, double glazing throughout, CCTV, an alarm, warmed by gas fired central heating and rear lawned garden with raised decked patio. Internal inspection is highly recommended.**









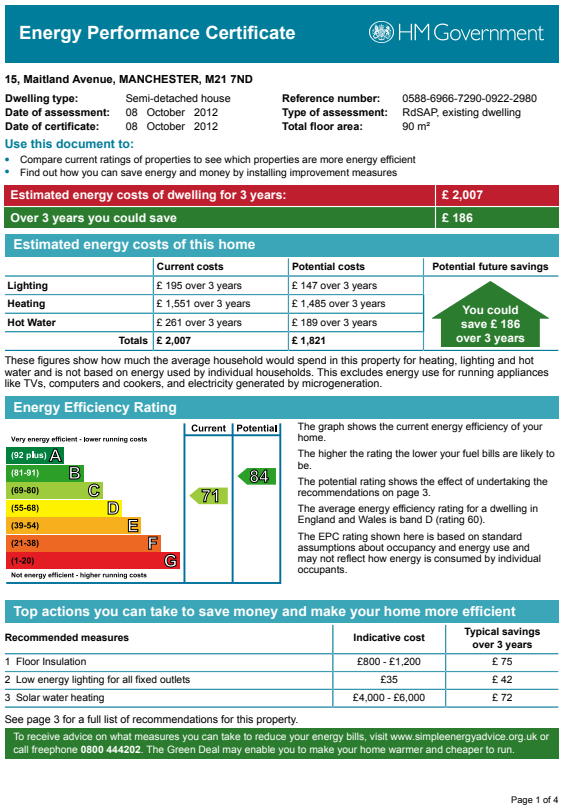








EPC Chart



Energy Performance Certificate — HM Government

15, Maitland Avenue, MANCHESTER, M21 7ND

Dwelling type:	Semi-detached house	**Reference number:**	0588-6966-7290-0922-2980
Date of assessment:	08 October 2012	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	08 October 2012	**Total floor area:**	90 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	**£ 2,007**
Over 3 years you could save	**£ 186**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 147 over 3 years	You could save £ 186 over 3 years
Heating	£ 1,551 over 3 years	£ 1,485 over 3 years	
Hot Water	£ 261 over 3 years	£ 189 over 3 years	
Totals	£ 2,007	£ 1,821	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

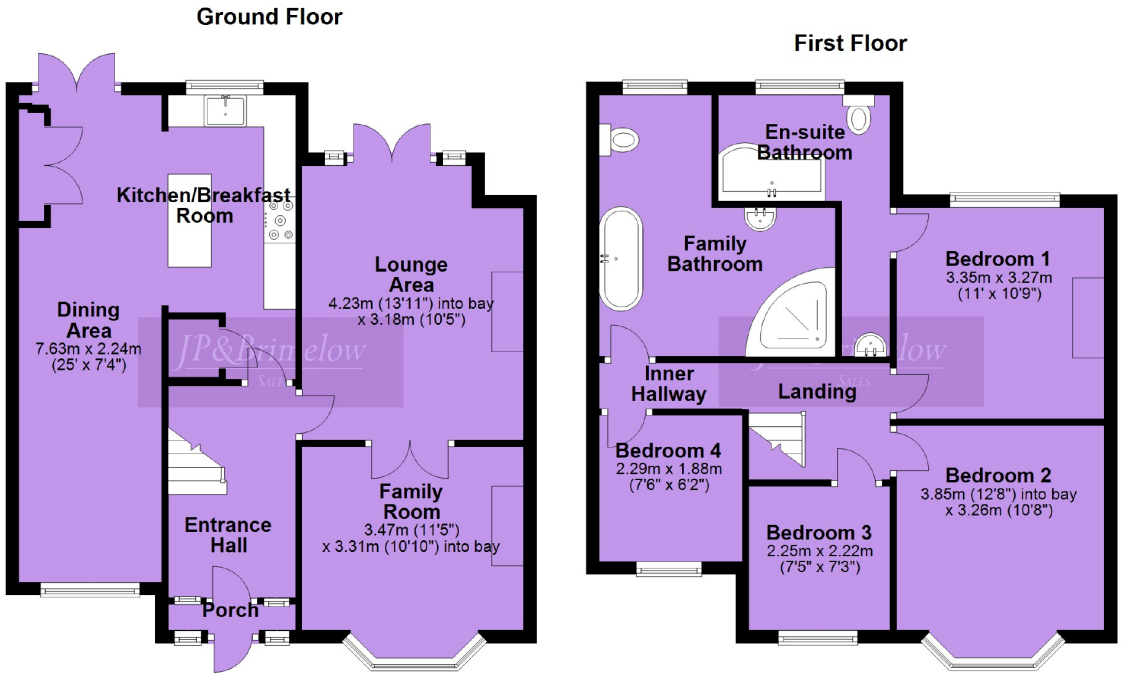
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 75
2 Low energy lighting for all fixed outlets	£35	£ 42
3 Solar water heating	£4,000 - £6,000	£ 72

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.

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Freehold Council Tax Band: C



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