



jordan fishwick

66 Floyd Avenue, Chorlton, M21 7NB
Guide Price £300,000



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Manchester, M21 7NB**

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The Property

*****NO CHAIN***** A well presented **THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY** located on a quiet residential road within easy reach of all local amenities, transport links and Chorlton Water Park. With a **LARGE SOUTHERLY FACING GARDEN** as well as a **DRIVEWAY** providing off road parking for multiple vehicles this delightful property will prove ideal for a young couple or family with spacious and light accommodation throughout which briefly comprises: covered porch, entrance hallway, 16ft lounge with French patio doors opening out to the rear garden, kitchen, shower room. To the first floor there are three good sized double bedrooms and both double glazing as well as gas central heating have been installed throughout. Externally, to the front of the property is a decorative gravel driveway providing off road parking while to the rear a fenced and enclosed garden extends to approximately 50ft, has been mainly laid to lawn and enjoys a sunny South - Westerly aspect. An internal viewing is most highly recommended. Council Tax: A. EPC: D

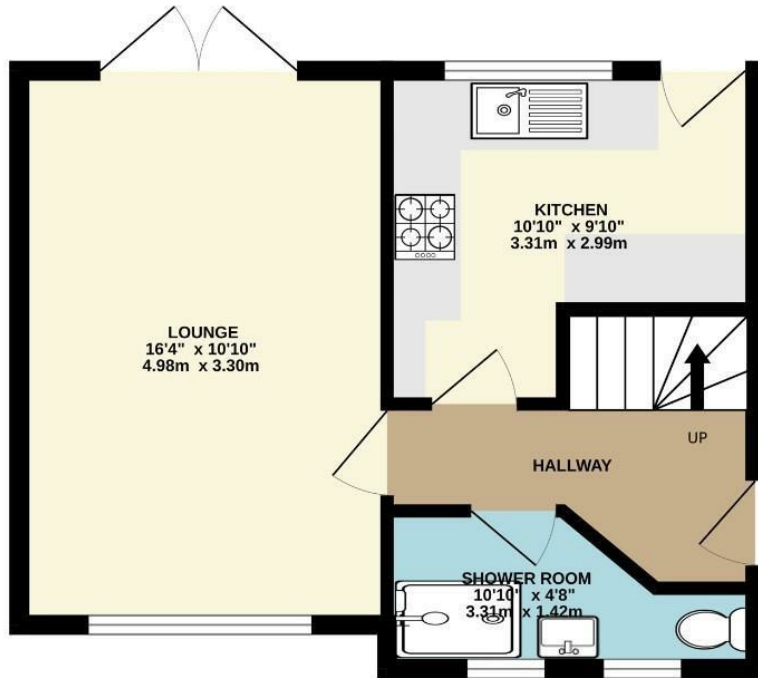
- NO CHAIN
- Three double bedroom semi detached 1930s property.
- Southerly facing rear garden (approx. 50ft)
- Driveway for multiple vehicles
- Well placed for all local amenities, schools and transport links
- Short stroll to Chorlton Water Park
- Ideal for young couple or family
- Council Tax: A. EPC: D



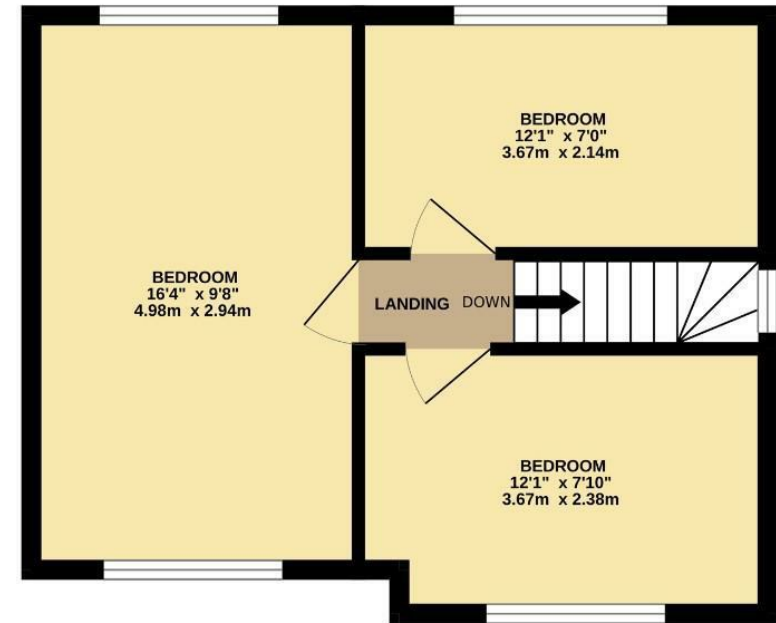
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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