



*Jordan fishwick*

71 Floyd Avenue, Chorlton, M21 7WG

Guide Price £350,000





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### The Property

A superbly presented and EXTENDED THREE DOUBLE BEDROOM, TWO BATHROOM SEMI DETACHED PROPERTY positioned within a large CORNER PLOT and benefitting from both a DRIVEWAY AND GARAGE providing off road parking. This delightful property, offered for sale in MOVE-IN READY condition, has been tastefully modernised and updated throughout by the current owners and is situated within walking distance to all local amenities, transport links including the Metro (Barlow Moor Road, 0.5 miles) and Chorlton Water Park. The accommodation briefly comprises: enclosed porch, entrance hallway, 16ft lounge with dual aspect windows, LOG BURNING STOVE and French patio doors to the rear garden, extended dining kitchen fitted with 18-month-old modern units with bespoke Plykea Formica worktops, new double glazing, sustainable cork flooring and integrated appliances, wet room with feature tiled flooring, cloakroom w/c. The first floor reveals three well proportioned double bedrooms, the main benefitting from an EN-SUITE BATHROOM fitted with a three piece suite with P shaped bath and over bath shower. Both double glazing and gas central heating have been installed throughout and the property further benefits from having a boarded loft which has been carpeted and plastered and fitted with built in storage and spotlights, accessible via hatch in third bedroom. Externally, the property is surrounded by gardens planted with a mix of subtropical plants, palms and fruit trees with annual yield of apples and cherries, large patio and multiple seating areas. This delightful property will prove ideal for a young couple or family and an internal viewing is most highly recommended.



- Immaculately presented semi detached property
- Three double bedrooms and two bathrooms
- 16ft lounge with log burning stove
- Extended 18ft dining kitchen with bespoke kitchen and integrated appliances
- Large corner plot
- Driveway and garage providing off road parking
- Walking distance to Chorlton Village, the Metro (0.5 miles) and Chorlton Water Park
- Double glazing and gas central heating throughout
- Move-in ready
- Ideal for young couple or family



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>		
(55-68) <b>D</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 	

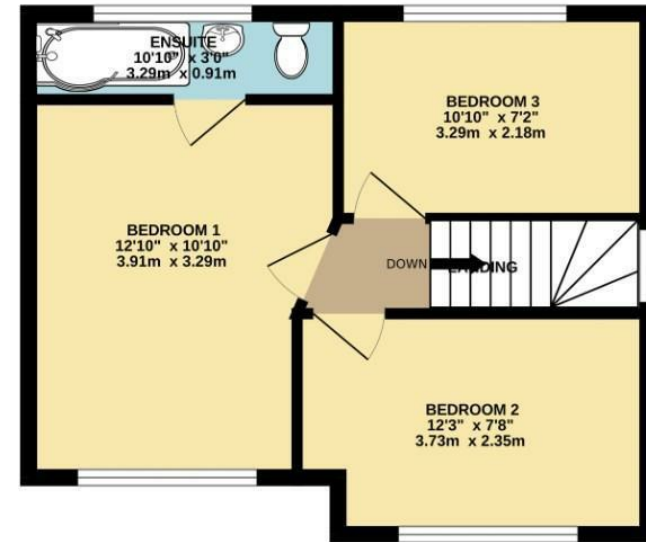




GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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