



*jordan fishwick*

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





**66 Floyd Avenue, Chorlton,  
Manchester, M21 7NB**

**Guide Price £300,000**




### 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



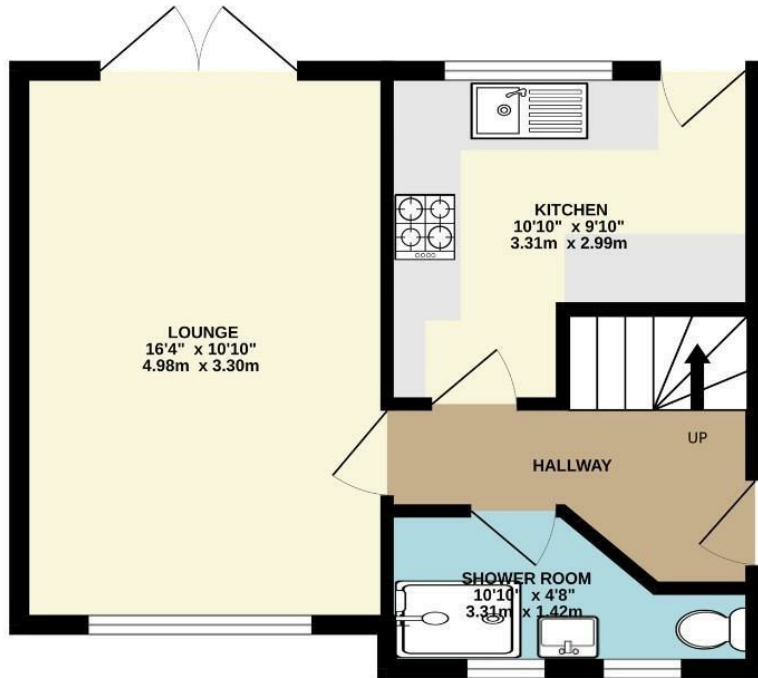
- NO CHAIN
- Three double bedroom semi detached 1930s property.
- Southerly facing rear garden (approx. 50ft)
- Driveway for multiple vehicles
- Well placed for all local amenities, schools and transport links
- Short stroll to Chorlton Water Park
- Ideal for young couple or family
- Council Tax: A.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



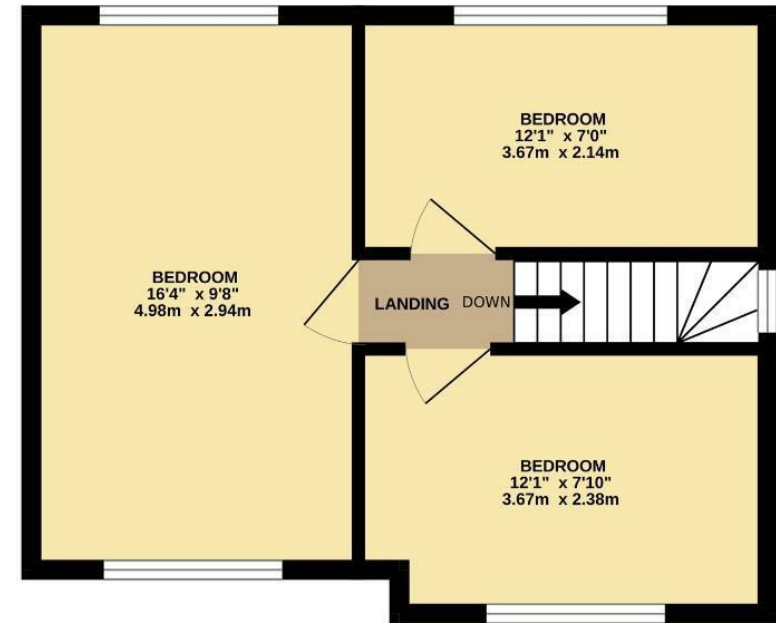
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>56</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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  
Made with Metropix ©2025



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