

66 Floyd Avenue, Chorlton, Manchester, M21 7NB



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £300,000


 3  1  1  D

VIDEO TOUR AVAILABLE A delightful and well presented, THREE DOUBLE BEDROOM, semi-detached property. Situated on a quiet residential road in Chorlton. With Chorlton Water Park, Chorlton Golf Club and two primary schools all on your doorstep. A fantastic location for both Burton Road in West Didsbury & all of Chorlton amenities with the café society on Beech Road. The property is in a central position for transport links into either the City Centre, Media City or Manchester International Airport by the Metrolink on Barlow Moor Road. In brief the accommodation comprises of; An entrance hall, a good-sized lounge with views and access out into the rear garden, a fitted kitchen with useful storage cupboard and access out into the rear garden, a three-piece shower room completes this floor. Whilst to the first floor there are three double bedrooms. The property benefits from a recent refurbishment, a new boiler with 5 year warranty providing gas fired central heating, an alarm system, a driveway proving off road parking for multiple vehicles and a good sized rear garden.





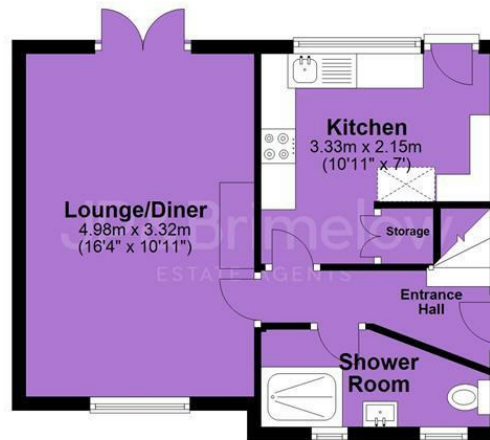
EPC Chart

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92 plus)	A			85
(81-91)	B			
(69-80)	C			56
(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	



Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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