



*Jordan fishwick*

32 Floyd Avenue, Chorlton, M21 7NB

Guide Price £350,000



### The Property

**\*\*\*NO CHAIN\*\*\*** A delightful **THREE BEDROOM SEMI DETACHED 1930S PROPERTY** located on a quiet residential road within easy reach of all local amenities, transport links and Chorlton Water Park. This superb property offers spacious and light accommodation throughout, ideal for a couple or family and benefits from an approximately 70ft south-westerly facing rear garden. The property further benefits from being situated within easy reach all local amenities, schools. transport links including the Metro (Barlow Moor Road, 0.5 miles) and Chorlton Water Park. The accommodation briefly comprises: covered porch, entrance hallway, sitting/dining room with bay window, spacious lounge with views over the rear garden, modern fitted kitchen. To the first floor there are three good sized bedrooms, bathroom and separate w/c. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property a lawned garden features mature hedgerow borders offering privacy from the road whilst a shared driveway extends to the side leading to the rear and reveals the approximately 70ft south-westerly facing garden. An internal viewing is most highly recommended.


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

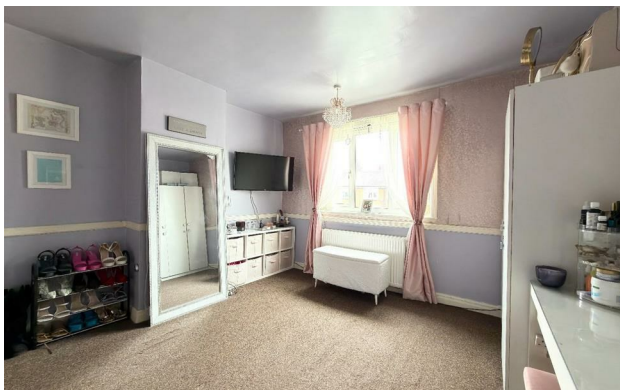
**Guide Price £350,000**



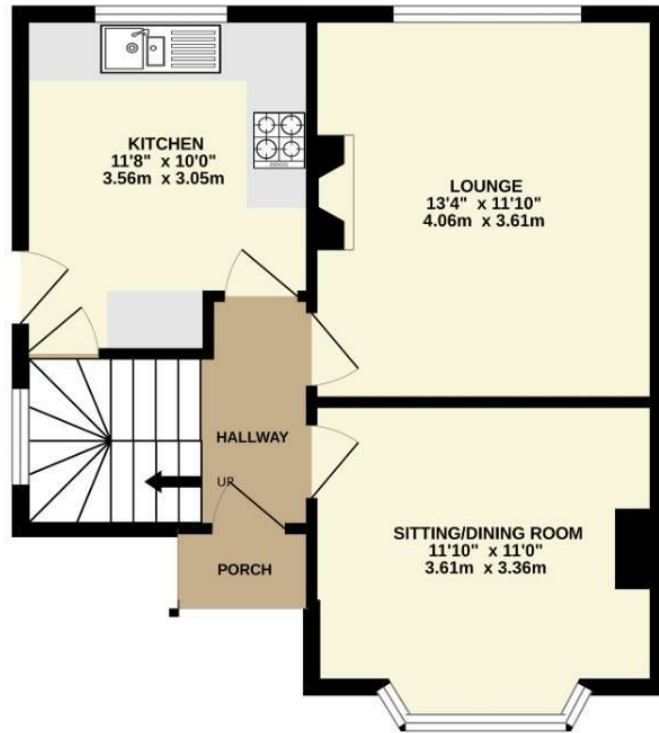
- NO CHAIN
- Superbly presented semi detached 1930s property
- Three double bedrooms + two reception rooms
- Southerly facing rear garden (approx. 70ft)
- Well placed for all local amenities, schools and transport links
- Mid way between Chorlton and Didsbury Village Centres
- Short stroll from Chorlton Water Park
- Ideal for a young couple or family
- Council Tax: A



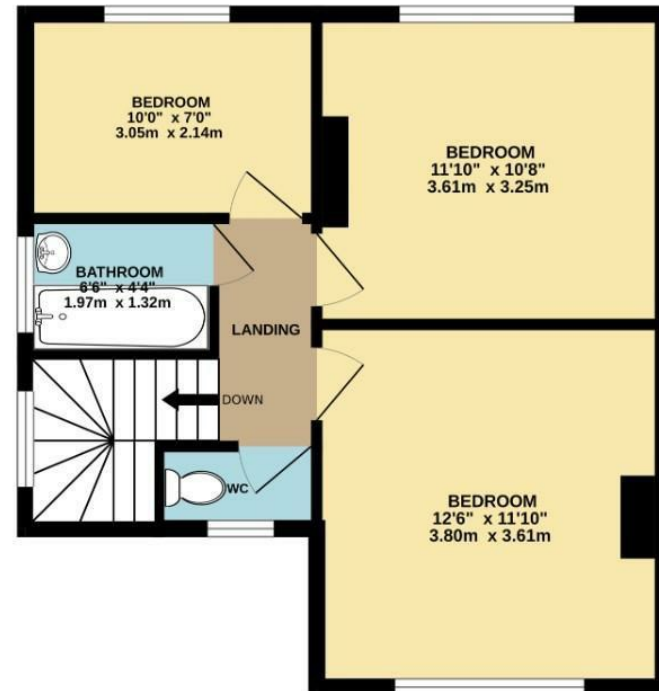
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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