

8 Floyd Avenue, Chorlton, Manchester, M21 7LY



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully extended and stylishly presented three-bedroom, bay-fronted semi-detached home, located in a sought-after residential area of Chorlton, just off Hardcastle Avenue.

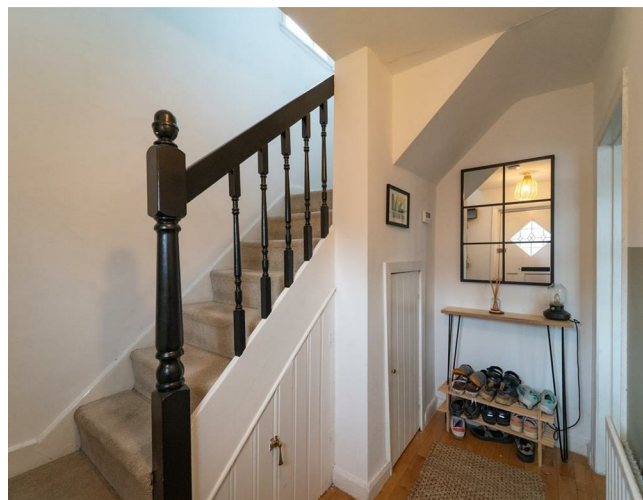
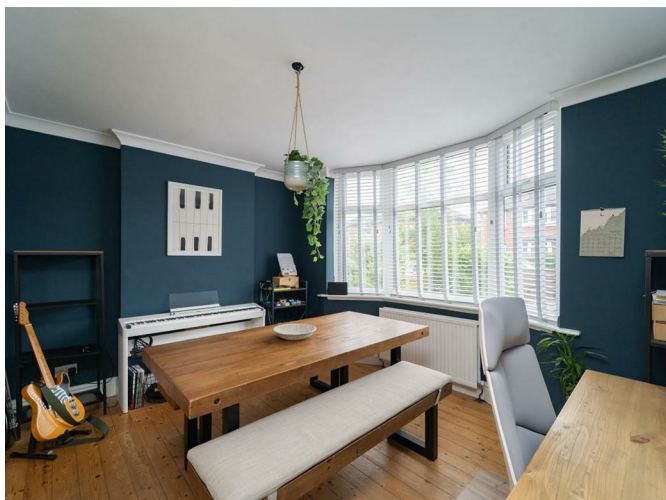
Nearby to all local amenities and the Metrolink station on Mauldeth Road West, giving you direct access to Manchester International Airport, Media City and Manchester City centre. Chorlton Park Primary School, Chorlton Golf Club & Chorlton Water Park all on your doorstep.

In summary, the thoughtfully designed accommodation features a welcoming entrance hallway, a downstairs Utility room through to a W.C, a spacious front facing dining room with a bay window through to a cosy lounge and access into an impressive and extended fitted kitchen complete with an island. The kitchen provides access to the enclosed, south-facing rear garden with a low-maintenance lawn.

On the first floor there are three generously proportioned bedrooms. This level also features a two-piece bathroom and a separate W.C.


The property benefits from gas fired central heating, a practical driveway to the front providing off road parking and an enclosed lawned rear garden. Will suit a professional couple or a young family due to the location and early viewing is highly recommended.

£380,000





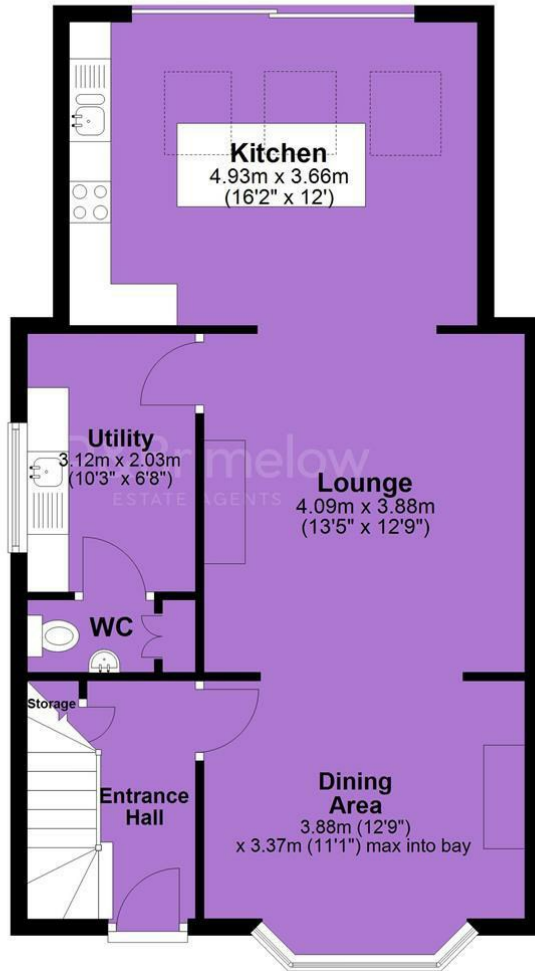
## EPC Chart

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 

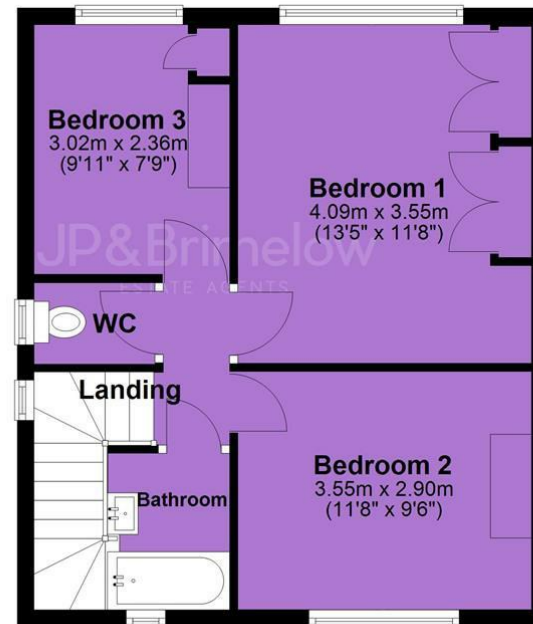


Tenure: Freehold Council Tax Band: A

## Ground Floor



## First Floor



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